

5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 060435

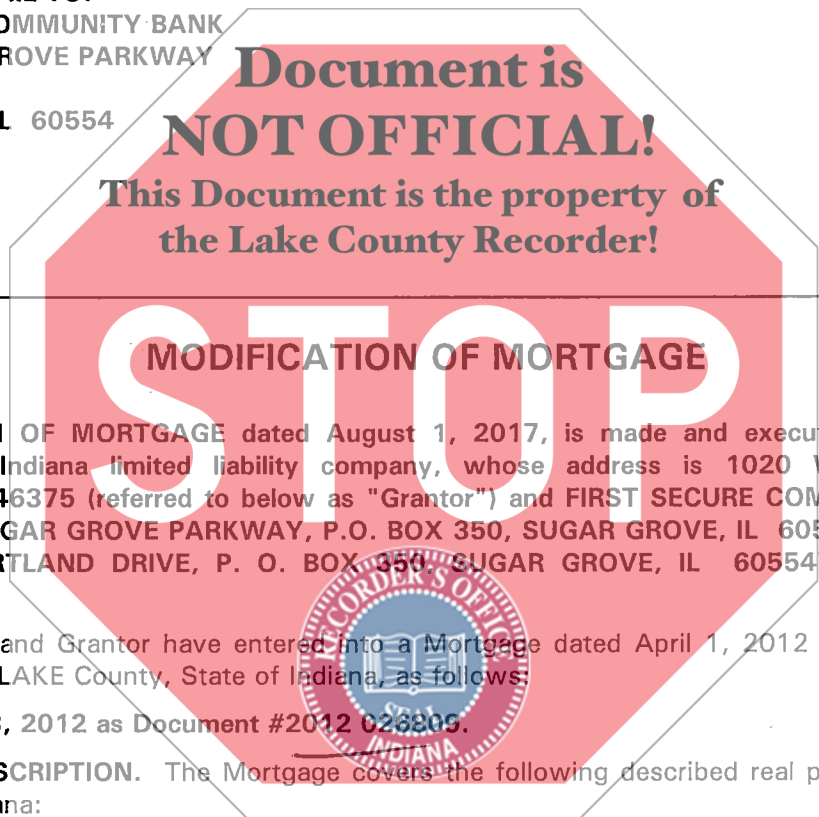
2017 SEP -7 AM 9:48

MICHAEL B. BROWN
RECORDER

RECORDATION REQUESTED BY:
FIRST SECURE COMMUNITY BANK
670 N. SUGAR GROVE PARKWAY
P.O. BOX 350
SUGAR GROVE, IL 60554

WHEN RECORDED MAIL TO:
FIRST SECURE COMMUNITY BANK
670 N. SUGAR GROVE PARKWAY
P.O. BOX 350
SUGAR GROVE, IL 60554

A



THIS MODIFICATION OF MORTGAGE dated August 1, 2017, is made and executed between TRIANGLE EQUITIES LLC, an Indiana limited liability company, whose address is 1020 WOODHOLLOW DRIVE, SCHERERVILLE, IN 46375 (referred to below as "Grantor") and FIRST SECURE COMMUNITY BANK, whose address is 670 N. SUGAR GROVE PARKWAY, P.O. BOX 350, SUGAR GROVE, IL 60554 (street or rural route address: 799 HEARTLAND DRIVE, P. O. BOX 350, SUGAR GROVE, IL 60554) (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 1, 2012 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

Recorded April 23, 2012 as Document #2012 026809.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in LAKE County, State of Indiana:

See EXHIBIT A - LEGAL DESCRIPTION, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 8715-8721 KENNEDY AVENUE, HIGHLAND, IN 46322. The Real Property tax identification number is 45-07-21-451-010.000-026; 45-07-21-451-011.000-026.

AMOUNT \$ 25,000
 CASH _____ CHARGE _____
 CHECK# 013733
 OVERAGE _____
 COPY _____
 NON-CONF _____
 DEPUTY JTB

E

**MODIFICATION OF MORTGAGE
(Continued)**

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The Maturity Date is being extended from August 1, 2017 to August 10, 2022. All other terms and conditions of the original promissory note remain unchanged and in full force and effect.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 1, 2017.

GRANTOR:

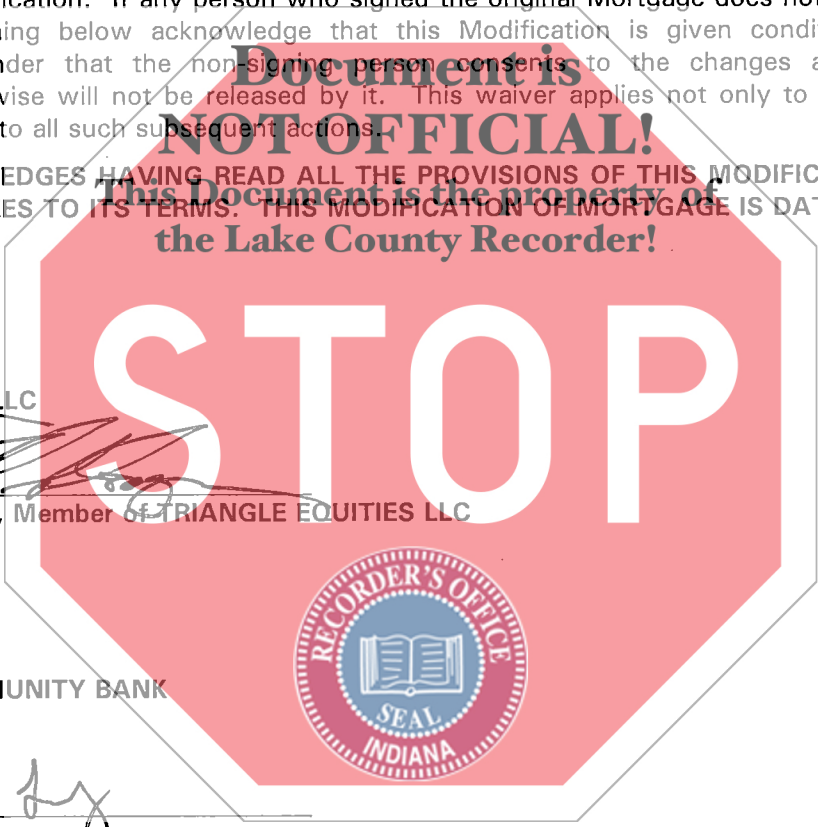
TRIANGLE EQUITIES LLC

By: 
HAROLD SLAGER, Member of TRIANGLE EQUITIES LLC

LENDER:

FIRST SECURE COMMUNITY BANK

x 
Authorized Signer



MODIFICATION OF MORTGAGE
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

On this 30th day of AUGUST, 20 17, before me, the undersigned Notary Public, personally appeared **HAROLD SLAGER, Member of TRIANGLE EQUITIES LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *[Signature]* **This Document is the property of**
~~JOSEPH R. GARIBO~~ **the Lake County Recorder** Residing at _____



Notary Public in and for the State of _____ My commission expires _____

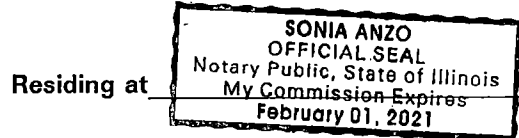


STATE OF ILLINOIS)
) SS
COUNTY OF KANE)



On this 30th day of AUGUST, 20 17, before me, the undersigned Notary Public, personally appeared STEVEN R. LUBY and known to me to be the V.P., authorized agent for **FIRST SECURE COMMUNITY BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST SECURE COMMUNITY BANK**, duly authorized by **FIRST SECURE COMMUNITY BANK** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **FIRST SECURE COMMUNITY BANK**.

By *[Signature]*
~~SONIA ANZO~~



Notary Public in and for the State of Illinois My commission expires February 01, 2021

**MODIFICATION OF MORTGAGE
(Continued)**

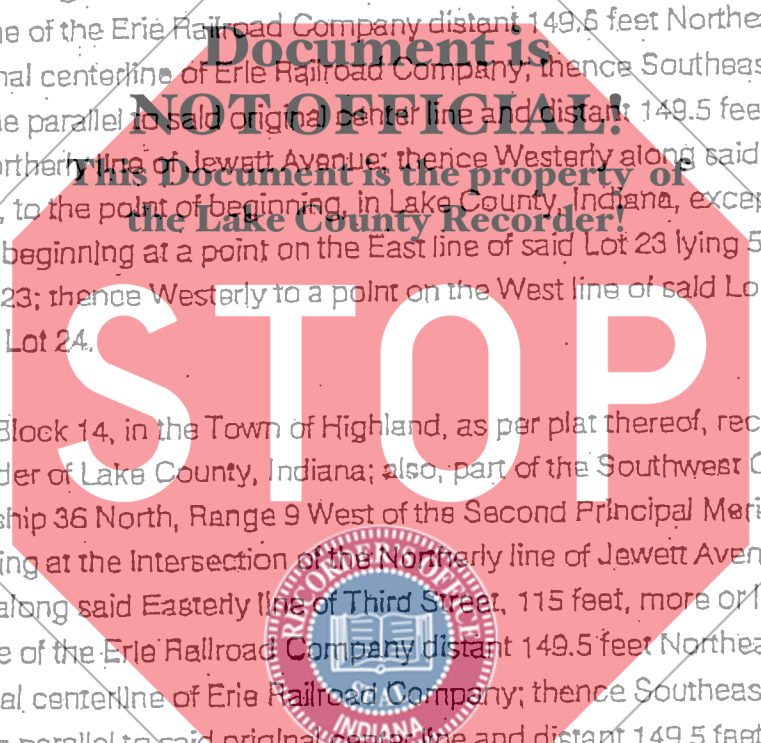
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Mary Henderson, Administrative Assistant).

This Modification of Mortgage was prepared by: Mary Henderson, Administrative Assistant



EXHIBIT A
Legal Description

Parcel 1: Lots 23 and 24, in Block 14, in the Town of Highland, as per plat thereof, recorded in Plat Book 1, page 86, in the Office of the Recorder of Lake County, Indiana; also, part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, bounded and described as follows: beginning at the intersection of the Northerly line of Jewett Avenue with the Easterly line of 3rd Street; thence Northerly along said Easterly line of Third Street, 115 feet, more or less, to a point in the Northeasterly right of way line of the Erie Railroad Company distant 149.5 feet Northeasterly by rectangular measurement from the original centerline of Erie Railroad Company; thence Southeasterly along said Northeasterly right of way line parallel to said original center line and distant 149.5 feet Northeasterly thereof, 143 feet, more or less, to said Northerly line of Jewett Avenue; thence Westerly along said Northerly line of Jewett Avenue 85 feet, more or less, to the point of beginning, in Lake County, Indiana, except that portion lying South of the following described line: beginning at a point on the East line of said Lot 23 lying 51.80 feet South of the Northeast corner of said Lot 23; thence Westerly to a point on the West line of said Lot 24 lying 52.91 feet South of the Northwest corner of said Lot 24.



Parcel 2: Lots 23 and 24, in Block 14, in the Town of Highland, as per plat thereof, recorded in Plat Book 1, page 86, in the Office of the Recorder of Lake County, Indiana; also, part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, bounded and described as follows: beginning at the intersection of the Northerly line of Jewett Avenue with the Easterly line of 3rd Street; thence Northerly along said Easterly line of Third Street, 115 feet, more or less, to a point in the Northeasterly right of way line of the Erie Railroad Company distant 149.5 feet Northeasterly by rectangular measurement from the original centerline of Erie Railroad Company; thence Southeasterly along said Northeasterly right of way line parallel to said original center line and distant 149.5 feet Northeasterly thereof, 143 feet, more or less, to said Northerly line of Jewett Avenue; thence Westerly along said Northerly line of Jewett Avenue 85 feet, more or less, to the point of beginning, in Lake County, Indiana, except that portion lying North of the following described line: beginning at a point on the East line of said Lot 23 lying 51.80 feet South of the Northeast corner of said Lot 23; thence Westerly to a point on the West line of said Lot 24 lying 52.91 feet South of the Northwest corner of said Lot 24.

Commonly Known As: 8715-8721 Kennedy Avenue
Highland, Indiana