

RECORDED AS PRESENTED
MICHAEL B BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019-067852

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RECORDATION REQUESTED BY:
First Financial Bank
255 East Fifth Street, Suite 700
Cincinnati, OH 45202

2019 October 3

9:06:27 AM

WHEN RECORDED MAIL TO:
First Financial Bank
Attn: Commercial Loan Documentation
225 Pictoria Drive, Suite 700
Cincinnati, OH 45246

MODIFICATION OF MORTGAGE

Document is

NOT OFFICIAL
This Document is the property of
the Lake County Recorder!

THIS MODIFICATION OF MORTGAGE dated September 13, 2019, is made and executed between 10685 Enterprises Inc., an Indiana limited liability company whose address is 1013 W US Highway 30, Schererville, IN 46375 (referred to below as "Grantor") and First Financial Bank, whose address is 255 East Fifth Street, Suite 700, Cincinnati, OH 45202 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 31, 2011 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

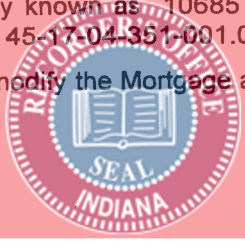
Recording Date November 8, 2011 as Instrument Number 2011062428 in the office of Lake County, Indiana recorders.

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

See Exhibit A, 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 10685 Randolph Street, Crown Point, IN 46307. The Real Property tax identification number is 45-17-04-351-001.000-047.

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



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416598
ok. D

**MODIFICATION OF MORTGAGE
(Continued)**

The Mortgage is hereby increased to \$773,987.35.
The maturity date of the Note has been extended to September 13, 2024.

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 endorsers 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.

COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts, taken together, shall constitute one and the same Agreement.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 13, 2019.

GRANTOR:

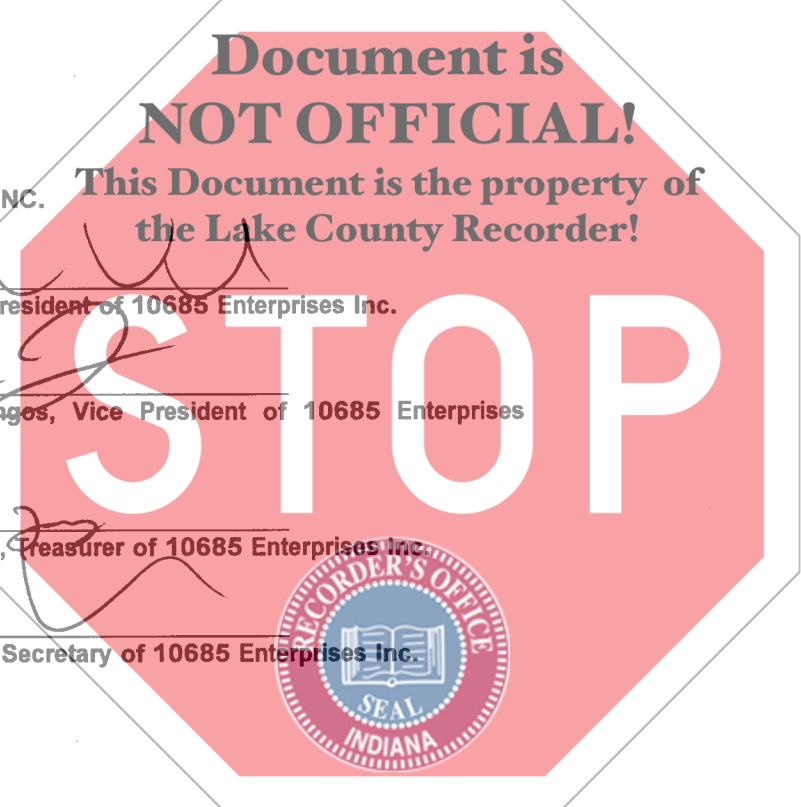
10685 ENTERPRISES INC.

By: 
Nicholas Vlahos, President of 10685 Enterprises Inc.

By: 
Constandinos Frangos, Vice President of 10685 Enterprises Inc.

By: 
Stamatios Frangos, Treasurer of 10685 Enterprises Inc.

By: 
Stamatios Vlahos, Secretary of 10685 Enterprises Inc.



MODIFICATION OF MORTGAGE
(Continued)

LENDER:

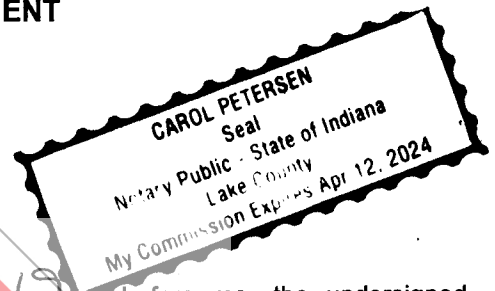
FIRST FINANCIAL BANK

X A. B. J.
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF Indiana)

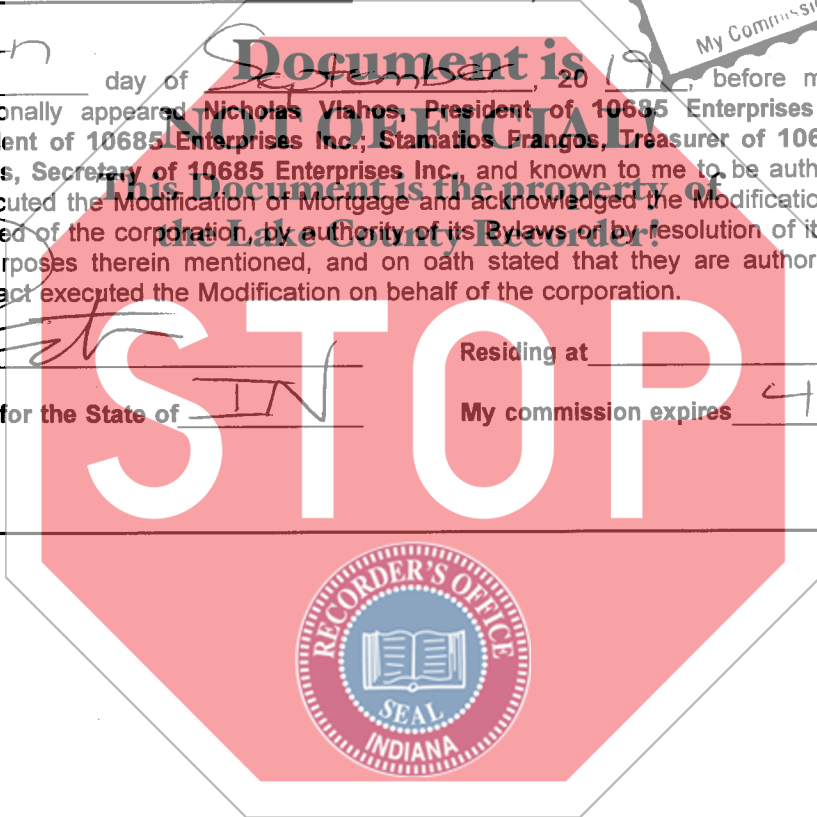
COUNTY OF Lake)



On this 13th day of September, 2019, before me, the undersigned Notary Public, personally appeared Nicholas Vlahos, President of 10685 Enterprises Inc.; Constandinos Frangos, Vice President of 10685 Enterprises Inc.; Stamatis Frangos, Treasurer of 10685 Enterprises Inc.; and Stamatis Vlahos, Secretary of 10685 Enterprises Inc., and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature]
Notary Public in and for the State of IN

Residing at _____
My commission expires 4-12-2024



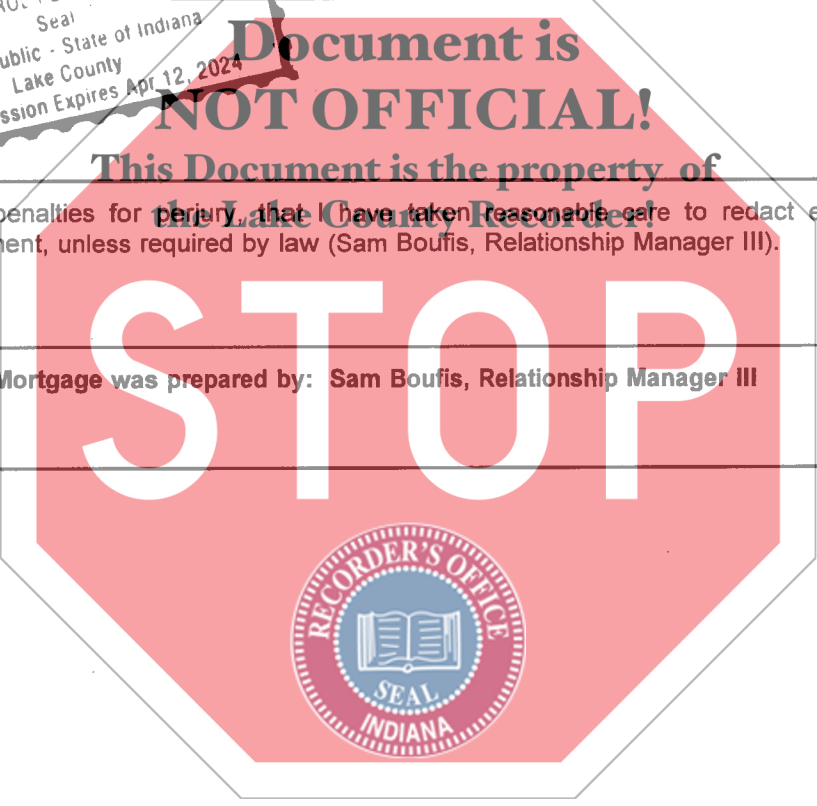
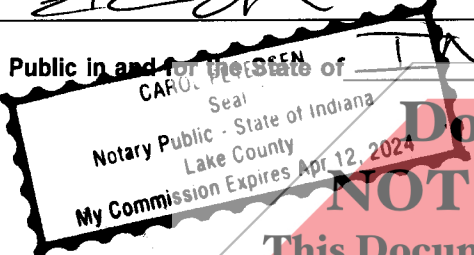
MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)

On this 13th day of September, 2019, before me, the undersigned Notary Public, personally appeared Sam Boufis and known to me to be the Vice President, authorized agent for First Financial Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of First Financial Bank, duly authorized by First Financial 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 Financial Bank.

By [Signature] Residing at _____
Notary Public in and for the State of IN My commission expires 4-12-2024



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 (Sam Boufis, Relationship Manager III).

This Modification of Mortgage was prepared by: Sam Boufis, Relationship Manager III

EXHIBIT A

Lot 574 in Town of Center Subdivision, an Addition to Lake County, Indiana, as per plat thereof, recorded in Plat Book 85 page 59 in the Office of the Recorder of Lake County, Indiana

10685 Randolph Street, Crown Point, IN 46307



RECORDING PAGE

