

RECORDATION REQUESTED BY:

First Merchants Bank
Munster Branch
707 Ridge Road
Munster, IN 46321

WHEN RECORDED MAIL TO:

First Merchants Bank
ATTN: Loan Operations - Documents
P. O. Box 7011
Muncie, IN 47308

Document is NOT OFFICIAL!
2019-088158

This Document is the property of
the Lake County Recorder.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

STOP
MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 2, 2019, is made and executed between PNJ Realty, LLC AKA PNJ Realty LLC, an Indiana Limited Liability Company, whose address is 2150 Gettler St Ste 200, Dyer, IN 46311-2381 (referred to below as "Grantor") and First Merchants Bank, whose address is 707 Ridge Road, Munster, IN 46321 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 20, 2019 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

Real estate mortgage dated May 20, 2019 and recorded May 30, 2019 as instrument number 2019032090 in the office of the recorder of Lake County, Indiana to First Merchants Bank.

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

PARCEL 1: LOT 17 IN BEACON HILL - PHASE TWO, AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL EAS1: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACCESS ROADWAY, UNDERGROUND UTILITY LINES AND UNDERGROUND STORM WATER FACILITIES IN FAVOR OF R2C CROWN POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, FOR THE BENEFIT OF PARCEL 1, AS

M \$
\$25.00
#48351

**MODIFICATION OF MORTGAGE
(Continued)**

CREATED BY A DECLARATION OF EASEMENT MADE BY KRG/I- 65 PARTNERS BEACON HILL, LLC, AN INDIANA LIMITED LIABILITY COMPANY, DATED JUNE 25, 2012 AND RECORDED JULY 2, 2012 AS DOCUMENT NO.2012 043355 AFFECTING THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, MARKED BY A BRASS PLUG IN THE CONCRETE; THENCE NORTH 00 DEGREES 33 MINUTES 01 SECONDS WEST, 381.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 48.19 FEET TO THE EAST LINE OF BROADWAY; THENCE NORTH 00 DEGREES 47 MINUTES 14 SECONDS WEST, 36.65 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF BEACON HILL - PHASE ONE, AS SHOWN IN PLAT BOOK 97, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AS DOCUMENT NO. 2005 047434; THENCE SOUTH 44 DEGREES 45 MINUTES 11 SECONDS EAST, 51.19 FEET ALONG THE NORTHERLY LINE OF BEACON HILL; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 217.11 FEET ALONG SAID NORTH LINE OF BEACON HILL, ALSO BEING THE NORTH LINE OF 107TH AVENUE (BEACON HILL PARKWAY) TO THE POINT OF BEGINNING OF SAID PART; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 336.06 FEET ALONG SAID NORTH LINE TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 440.0 FEET AND A CHORD THAT BEARS SOUTH 82 DEGREES 41 MINUTES 06 SECONDS EAST 112.38 FEET; THENCE SOUTHEASTERLY 112.68 FEET ALONG SAID CURVE, BEING SAID NORTH LINE OF BEACON HILL AND 107TH AVENUE TO THE WEST LINE OF AN APPURTENANT DRAINAGE EASEMENT AS SHOWN ON SAID BEACON HILL - PHASE ONE PLAT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 451.09 FEET ALONG LAST SAID WEST LINE AND ITS EXTENSION THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 397.44 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, 11.57 FEET TO THE BEGINNING OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTH 56.66 FEET ALONG LAST SAID CURVE; THENCE SOUTH 10 DEGREES 26 MINUTES 40 SECONDS WEST, 221.80 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTH 54.69 FEET ALONG LAST SAID CURVE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 99.08 FEET TO THE POINT OF BEGINNING.

The Real Property or its address is commonly known as 0122 East 107th Avenue, Crown Point, IN 46307. The Real Property tax identification number is 45-16-03-301-001.000-042; LITTLE CALUMET RIVER ASSESSMENT.

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

The maximum obligation limit will be increased to \$1,998,505.00.

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.

MODIFICATION OF MORTGAGE
(Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 2, 2019.

GRANTOR:

PNJ REALTY, LLC AKA PNJ REALTY LLC

By: Patricia M Tritzschler
Patricia M Tritzschler, Manager of PNJ Realty, LLC AKA PNJ Realty LLC

LENDER:

FIRST MERCHANTS BANK

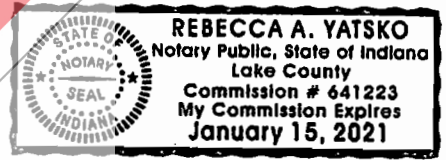
x Chris Chatfield VP
Authorized Signer
Chris Chatfield, Vice President



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Lake



On this 2nd day of December, 20 19, before me, the undersigned Notary Public, personally appeared **Patricia M Tritzschler, Manager of PNJ Realty, LLC AKA PNJ Realty 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 Rebecca Yatsko
Notary Public in and for the State of Indiana

Residing at 1521 Cervo Dr Crown Point IN 46301
My commission expires 1/15/21

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Indiana

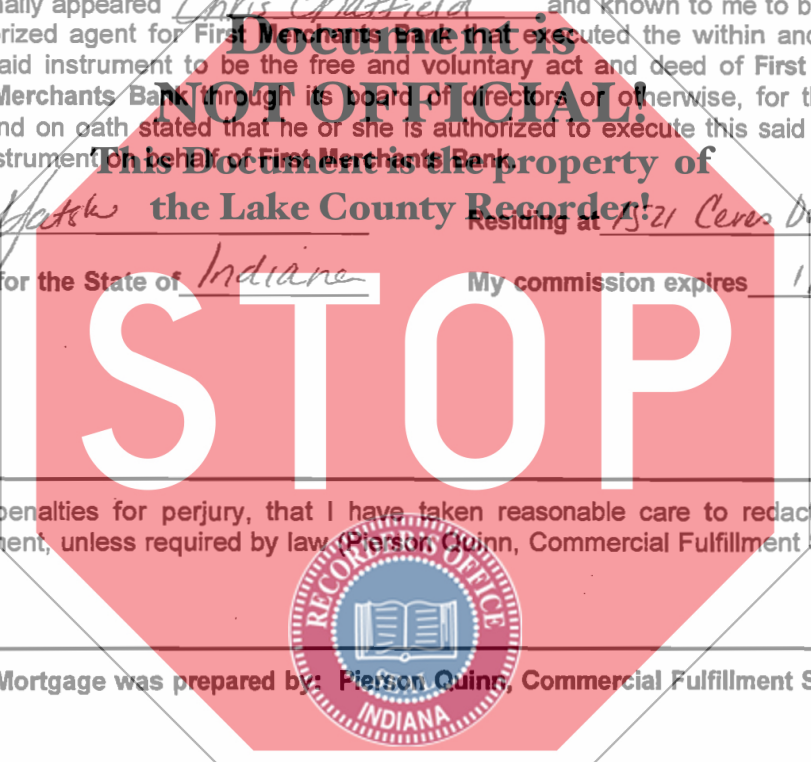
COUNTY OF Lake

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On this 2nd day of December, 2019, before me, the undersigned Notary Public, personally appeared Chris Chatfield and known to me to be the Vice President, authorized agent for First Merchants Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of First Merchants Bank, duly authorized by First Merchants 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 Merchants Bank.

By Rebecca Yatsko the Lake County Recorder! Residing at 1521 Ceres Dr Crown Point IN 46307
Notary Public in and for the State of Indiana My commission expires 1/15/21



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 (Pierson Quinn, Commercial Fulfillment Specialist II).

This Modification of Mortgage was prepared by: Pierson Quinn, Commercial Fulfillment Specialist II