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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-010104

8:34 AM 2022 Mar 18

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WHEN RECORDED MAIL TO:

Peoples Bank
Munster Banking Center/Loan Center
9204 Columbia Ave
Munster, IN 46321

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 1, 2022, is made and executed between F & H Properties Inc., whose address is 123 N Main St # 202, Crown Point, IN 46307 (referred to below as "Grantor") and Peoples Bank, whose address is 9204 Columbia Ave, Munster, IN 46321 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 25, 2015 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

recorded July 2, 2015 as Document No. 2015040906.

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

See Addendum 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 123 N. Main St. & 710-802 N. Main St., Crown Point, IN 46307.

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

To extend the maturity date to March 25, 2029.

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MODIFICATION OF MORTGAGE

Loan No: 60500022334-3

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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 MARCH 1, 2022.

GRANTOR:

F & H PROPERTIES INC.

By: 

Thomas Fleming, President of F & H Properties Inc.

By: 

Timothy G. Henderlong, Secretary of F & H Properties Inc.

LENDER:

PEOPLES BANK

X 

Gregory Bracco, SVP, Chief Business Banking Officer

County of Lake County Recorder

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CORPORATE ACKNOWLEDGMENT

STATE OF Indiana)
) SS
 COUNTY OF Lake)

On this 1st day of March, 20 22, before me, the undersigned Notary Public, personally appeared **Thomas Fleming, President of F & H Properties Inc. and Timothy G. Henderlong, Secretary of F & H Properties 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] Residing at Lake
 Notary Public in and for the State of Ind My commission expires 4-9-2023



LENDER ACKNOWLEDGMENT

STATE OF Indiana)
) SS
 COUNTY OF Lake)

On this 1st day of March, 20 22, before me, the undersigned Notary Public, personally appeared **Gregory Bracco** and known to me to be the **SVP, Chief Business Banking Officer**, authorized agent for **Peoples Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Peoples Bank**, duly authorized by **Peoples 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 **Peoples Bank**.

By [Signature] Residing at Lake
 Notary Public in and for the State of IN My commission expires 10-27-2023



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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 (Traci Wittkamp, Officer, Commercial Processor).

This Modification of Mortgage was prepared by: Traci Wittkamp, Officer, Commercial Processor

Property of Lake County Recorder

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ADDENDUM A

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 3D, IN NEW TOWN WEST CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, IN THE CITY OF CROWN POINT, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP FOR NEW TOWN WEST CONDOMINIUM, RECORDED DECEMBER 8, 2008, AS DOCUMENT NO. 2008 082666 AND SECOND AMENDMENT THERETO RECORDED DECEMBER 30, 2010, AS DOCUMENT NO. 2010 077425 AND SITE PLAN RECORDED DECEMBER 30, 2010 IN PLAT BOOK 104, PAGE 85, AND THIRD AMENDMENT THERETO AND SITE PLAN RECORDED SEPTEMBER 26, 2011, AS DOCUMENT NO. 2011 052849 AND RE-RECORDED OCTOBER 7, 2011, AS DOCUMENT NO. 2011 055614, AND FOURTH AMENDMENT RECORDED MAY 20, 2015, AS DOCUMENT NO. 2015 031221, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS REFLECTED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND SUBSEQUENT AMENDMENTS AND/OR SUPPLEMENTS THERETO.

PARCEL 2: UNIT 3E, IN NEW TOWN WEST CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, IN THE CITY OF CROWN POINT, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP FOR NEW TOWN WEST CONDOMINIUM, RECORDED DECEMBER 8, 2008, AS DOCUMENT NO. 2008 082666 AND SECOND AMENDMENT THERETO RECORDED DECEMBER 30, 2010, AS DOCUMENT NO. 2010 077425 AND SITE PLAN RECORDED DECEMBER 30, 2010 IN PLAT BOOK 104, PAGE 85, AND THIRD AMENDMENT THERETO AND SITE PLAN RECORDED SEPTEMBER 26, 2011, AS DOCUMENT NO. 2011 052849 AND RE-RECORDED OCTOBER 7, 2011, AS DOCUMENT NO. 2011 055614, AND FOURTH AMENDMENT RECORDED MAY 20, 2015, AS DOCUMENT NO. 2015 031221, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS REFLECTED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND SUBSEQUENT AMENDMENTS AND/OR SUPPLEMENTS THERETO.

PARCEL 3: UNIT 1C, IN NEW TOWN WEST CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, IN THE CITY OF CROWN POINT, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP FOR NEW TOWN WEST CONDOMINIUM, RECORDED DECEMBER 8, 2008, AS DOCUMENT NO. 2008 082666 AND SECOND AMENDMENT THERETO RECORDED DECEMBER 30, 2010, AS DOCUMENT NO. 2010 077425 AND SITE PLAN RECORDED DECEMBER 30, 2010 IN PLAT BOOK 104, PAGE 85, AND THIRD AMENDMENT THERETO AND SITE PLAN RECORDED SEPTEMBER 26, 2011, AS DOCUMENT NO. 2011 052849 AND RE-RECORDED OCTOBER 7, 2011, AS DOCUMENT NO. 2011 055614, AND FOURTH AMENDMENT RECORDED MAY 20, 2015, AS DOCUMENT NO. 2015 031221, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS REFLECTED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND SUBSEQUENT AMENDMENTS AND/OR SUPPLEMENTS THERETO.

PARCEL 4: UNIT 2B, IN NEW TOWN WEST CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, IN THE CITY OF CROWN POINT, AS CREATED BY DECLARATION OF CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, IN THE CITY OF CROWN POINT, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP FOR NEW TOWN WEST CONDOMINIUM, RECORDED DECEMBER 8, 2008, AS DOCUMENT NO. 2008 082666 AND SECOND AMENDMENT THERETO RECORDED DECEMBER 30, 2010 IN PLAT BOOK 104, PAGE 85, AND THIRD AMENDMENT THERETO AND SITE PLAN RECORDED SEPTEMBER 26, 2011, AS DOCUMENT NO. 2011 052849 AND RE-RECORDED OCTOBER 7, 2011, AS DOCUMENT NO. 2011 055614, AND FOURTH AMENDMENT RECORDED MAY 20, 2015, AS DOCUMENT NO. 2015 031221, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS REFLECTED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND SUBSEQUENT AMENDMENTS AND/OR SUPPLEMENTS THERETO.

PARCEL 5: UNITS 0A, 0B AND 0C, IN NEW TOWN WEST CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, IN THE CITY OF CROWN POINT, AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP FOR NEW TOWN WEST CONDOMINIUM, RECORDED DECEMBER 8, 2008, AS DOCUMENT NO. 2008 082666 AND SECOND AMENDMENT THERETO RECORDED DECEMBER 30, 2010, AS DOCUMENT NO. 2010 077425 AND SITE PLAN RECORDED DECEMBER 30, 2010 IN PLAT BOOK 104, PAGE 85, AND THIRD AMENDMENT THERETO AND SITE PLAN RECORDED SEPTEMBER 26, 2011, AS DOCUMENT NO. 2011 052849 AND RE-RECORDED OCTOBER 7, 2011, AS DOCUMENT NO. 2011 055614, AND FOURTH AMENDMENT RECORDED MAY 20, 2015, AS DOCUMENT NO. 2015 031221, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS REFLECTED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND SUBSEQUENT AMENDMENTS AND/OR SUPPLEMENTS THERETO.

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ADDENDUM A

The land referred to in this Commitment is described as follows:

PARCEL 1: PART OF THE WEST 1/2, NORTHWEST 1/4, SOUTHEAST 1/4 SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 AND 797.2 FEET SOUTH OF THE CENTER OF SAID SECTION; THENCE NORTH ALONG SAID WEST LINE 142.2 FEET MORE OR LESS TO A POINT 5 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4 OF SAID SECTION 5; THENCE EAST 158.6 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 84.2 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE P.C.C. AND ST. LOUIS RAILROAD; THENCE NORTH 45 DEGREES 42 MINUTES 46 SECONDS EAST, 50.00 FEET TO THE CENTERLINE OF SAID RAILROAD; THENCE SOUTH 44 DEGREES 17 MINUTES 14 SECONDS EAST 35.74 FEET ALONG SAID CENTERLINE; THENCE NORTH 45 DEGREES 42 MINUTES 46 SECONDS EAST, 30.00 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 14 SECONDS EAST PARALLEL TO SAID CENTERLINE A DISTANCE OF 284.14 FEET MORE OR LESS TO THE CENTERLINE OF MERRILLVILLE ROAD; THENCE SOUTH 19 DEGREES 28 MINUTES 24 SECONDS WEST ALONG THE CENTERLINE OF MERRILLVILLE ROAD A DISTANCE OF 206.03 FEET MORE OR LESS TO A POINT 117.2 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID RAILROAD MEASURED ALONG THE CENTERLINE OF MERRILLVILLE ROAD; THENCE NORTH 62 DEGREES 23 MINUTES 00 SECONDS WEST 111.22 FEET ALONG THE SOUTH LINE OF THE TRACE CONVEYED BY JOHN G. WEHNER TO ADAM GERLACH, MAY 29, 1913; THENCE NORTH 89 DEGREES 40 MINUTES 56 SECONDS WEST 98.68 FEET MORE OR LESS TO A POINT 872.2 FEET SOUTH AND 158.6 FEET EAST OF THE CENTER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 06 MINUTES 37 SECONDS WEST, 75.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 56 SECONDS WEST, 158.60 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2: PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT A POINT 797.2 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST 158.6 FEET; THENCE SOUTH 75 FEET; THENCE WEST 158.6 FEET TO THE CENTER OF MAIN STREET; THENCE NORTH ON THE CENTER LINE OF MAIN STREET 75 FEET TO THE PLACE OF BEGINNING.