

322-504600
1/28/2022 09:19 AM
TOTAL FEES: 25.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL RECORDER

RECORDATION REQUESTED BY:
CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410

WHEN RECORDED MAIL TO:
CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410

SEND TAX NOTICES TO:
CENTRO CRISTIANO ABBA PADRE
INDIANA, INC.
2270 TIPPECANOE ST
LAKE STATION, IN 46405-2438

2022-511389
03/16/2022 02:15 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

*re-record to correct date
MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 6, 2022, is made and executed between CENTRO CRISTIANO ABBA PADRE (INDIANA, INC., whose address is 2270 TIPPECANOE ST, LAKE STATION, IN 46405-2438 (referred to below as "Grantor") and CENTIER BANK, whose address is 600 E 84th Avenue, Merrillville, IN 46410 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 18, 2020 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

The Mortgage was recorded on February 25, 2020 as Document Number 2020-013508 in the original amount of \$39,000.00 in the record of Lake County, Indiana; 2293 N. Main St, Building A, 2nd Floor, Crown Point, Indiana 46307.

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

Lots 1, 2 and 3 in Block 1 in East Gary Real Estate Company's First Addition to East Gary, in the City of Lake Station, as per plat thereof, recorded in Plat Book 10 page 9 in the Office of the Recorder of Lake County, Indiana.

The Real Property or its address is commonly known as 2270 TIPPECANOE ST, LAKE STATION, IN 46405-2438.

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

A. "MAXIMUM LIEN" IS AMENDED AND REPLACED WITH THE FOLLOWING:

MAXIMUM LIEN. The lien of this Mortgage shall not exceed at any one time \$91,241.48.

B. THE SECTION ENTITLED "FUTURE ADVANCES" IS AMENDED AND REPLACED WITH THE FOLLOWING:

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future obligations and advances which Lender may make to Grantor, together with all interest thereon, whether such future obligations and advances arise under the Note, this Mortgage or otherwise; however, in no event shall such future advances (excluding interest) outstanding at any time exceed in the aggregate \$91,241.48. This Mortgage also secures all modifications, extensions and renewals of the Note, the Mortgage, or any other amounts expended by Lender on Grantor's behalf as provided for in this Mortgage.

C. THE DEFINITION OF "NOTE" IS AMENDED AND REPLACED WITH THE FOLLOWING:

Note. The word "Note" means the promissory note dated January 6, 2022, in the original principal amount of \$12,000.00 and maturing on January 6, 2025 from Grantor to Lender and the promissory note dated

NOT AN OFFICIAL DOCUMENT

RECORDATION REQUESTED BY:
CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410

WHEN RECORDED MAIL TO:
CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410

SEND TAX NOTICES TO:
CENTRO CRISTIANO ABBA PADRE
INDIANA, INC.
2270 TIPPECANOE ST
LAKE STATION, IN 46405-2438

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 6, 2022, is made and executed between CENTRO CRISTIANO ABBA PADRE INDIANA, INC., whose address is 2270 TIPPECANOE ST, LAKE STATION, IN 46405-2438 (referred to below as "Grantor") and CENTIER BANK, whose address is 600 E 84th Avenue, Merrillville, IN 46410 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 18, 2020 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

The Mortgage was recorded on February 25, 2020 as Document Number 2020-013508 in the original amount of \$39,000.00 in the record of Lake County, Indiana; 2293 N. Main St, Building A, 2nd Floor, Crown Point, Indiana 46307.

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

Lots 1, 2 and 3 in Block 1 in East Gary Real Estate Company's First Addition to East Gary, in the City of Lake Station, as per plat thereof, recorded in Plat Book 10 page 9 in the Office of the Recorder of Lake County, Indiana.

The Real Property or its address is commonly known as 2270 TIPPECANOE ST, LAKE STATION, IN 46405-2438.

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

A. "MAXIMUM LIEN" IS AMENDED AND REPLACED WITH THE FOLLOWING:

MAXIMUM LIEN. The lien of this Mortgage shall not exceed at any one time \$91,241.48.

B. THE SECTION ENTITLED "FUTURE ADVANCES" IS AMENDED AND REPLACED WITH THE FOLLOWING:

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future obligations and advances which Lender may make to Grantor, together with all interest thereon, whether such future obligations and advances arise under the Note, this Mortgage or otherwise; however, in no event shall such future advances (excluding interest) outstanding at any time exceed in the aggregate \$91,241.48. This Mortgage also secures all modifications, extensions and renewals of the Note, the Mortgage, or any other amounts expended by Lender on Grantor's behalf as provided for in this Mortgage.

C. THE DEFINITION OF "NOTE" IS AMENDED AND REPLACED WITH THE FOLLOWING:

Note. The word "Note" means the promissory note dated January 6, 2022, in the original principal amount of \$12,000.00 and maturing on January 6, 2025 from Grantor to Lender and the promissory note dated

NOT AN OFFICIAL DOCUMENT

MODIFICATION OF MORTGAGE (Continued)

February ^{*18}~~20~~, 2020, in the original principal amount of \$39,000.00 and maturing on February 18, 2030 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: ONE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 6, 2022.

GRANTOR:

CENTRO CRISTIANO ABBA PADRE INDIANA, INC.

By: [Signature]
JOSE A RAMIREZ, President of CENTRO CRISTIANO ABBA PADRE INDIANA, INC.

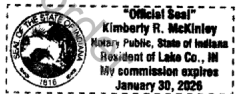
LENDER:

CENTIER BANK

X [Signature]
Jessica A. Schneider, Commercial Loan Officer

CORPORATE ACKNOWLEDGMENT

STATE OF IN)
) SS
COUNTY OF Lake)



On this 12th day of January, 20 22, before me, the undersigned Notary Public, personally appeared **JOSE A RAMIREZ, President of CENTRO CRISTIANO ABBA PADRE INDIANA, INC.**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

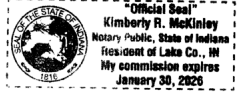
By [Signature]
Notary Public in and for the State of IN

Residing at St. John
My commission expires 1-30-26

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IN)
) SS
COUNTY OF Lake)



On this 12th day of January, 20 22, before me, the undersigned Notary Public, personally appeared **Jessica A. Schneider** and known to me to be the **Commercial Loan Officer**, authorized agent for **CENTIER BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **CENTIER BANK**, duly authorized by **CENTIER 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 **CENTIER BANK**.

By Kimberly R. McKinley Residing at St. John
Notary Public in and for the State of IN My commission expires 1-30-26

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 (JESSICA A SCHNEIDER, COMMERCIAL LOAN OFFICER).

This Modification of Mortgage was prepared by: **JESSICA A SCHNEIDER, COMMERCIAL LOAN OFFICER**

Property of Lake County Recorder