

# NOT AN OFFICIAL DOCUMENT

2022-526496  
06/28/2022 12:06 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 5

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**WHEN RECORDED MAIL TO:**

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

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## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated June 22, 2022, is made and executed between 86th Place Partners LLC, whose address is 9930 Redbud Rd, Munster, IN 46321 (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 January 7, 2022 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

Recorded on January 12, 2022 as Document No. 2022-502194 in the office of the Lake County Recorder.

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

Lots 1 and 2 in 86th Place Partners, an Addition to the Town of Merrillville, Lake County, Indiana, recorded as Instrument No. 2021-063638 as Plat Book 114, Page 94 in the Office of the Recorder of Lake County, Indiana.

The Real Property or its address is commonly known as 8650 & 8670 Mississippi Street, Merrillville, IN 46410. The Real Property tax identification number is 45-12-27-230-005.000-030 (LOT 1); 45-12-27-230-006.000-030 (LOT 2).

HOLD FOR MERIDIAN TITLE CORP

21-47858-3

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## MODIFICATION OF MORTGAGE

Loan No: 60500031035-4

(Continued)

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

**Modification of Principal Amount.** The Principal Amount is hereby amended to be from \$1,449,000.00 to \$1,599,000.00.

**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.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 22, 2022.**

**GRANTOR:**

86TH PLACE PARTNERS LLC

By: 

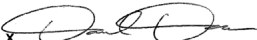
Michael Kirincic, Member of 86th Place Partners LLC

By: 

Allen R Bartley, Member of 86th Place Partners LLC

**LENDER:**

PEOPLES BANK

X 

Daniel Duncan, VP Business Banker

## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

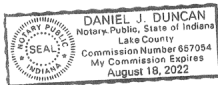
STATE OF Indiana

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COUNTY OF Lake

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On this 27<sup>th</sup> day of June, 20 22, before me, the undersigned Notary Public, personally appeared Michael Kirincic, Member of 86th Place Partners LLC and Allen R Bartley, Member of 86th Place Partners LLC, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]

Residing at Lake County

Notary Public in and for the State of IN

My commission expires August 18, 2022

### LENDER ACKNOWLEDGMENT

STATE OF INDIANA

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) SS

COUNTY OF LAKE

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On this 27<sup>th</sup> day of JUNE, 20 22, before me, the undersigned Notary Public, personally appeared Daniel Duncan and known to me to be the VP Business Banker, 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 6/26/30

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## MODIFICATION OF MORTGAGE (Continued)

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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 (Priscilla Martinez, Commercial Loan Processor ).

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This Modification of Mortgage was prepared by: Priscilla Martinez, Commercial Loan Processor

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Property of Lake County Recorder

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RECORDING PAGE

Property of Lake County Recorder