

# NOT AN OFFICIAL DOCUMENT

2022-526640  
06/29/2022 09:50 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 8

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

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Construction Conversion Modification Agreement  
After Recording Return To:  
First Merchants Bank  
9301 Innovation Drive  
Suite 280  
Daleville, IN 47334

875658

## CONSTRUCTION CONVERSION MODIFICATION AGREEMENT (Adjustable Interest Rate)

This Construction Conversion Modification Agreement (the "Agreement"), made and effective **06/17/2022** between First Merchants Bank, a State Bank ("Lender") and **BRENT A MEDINA AND RACHEL M. MEDINA, HUSBAND AND WIFE** ("Borrower"), modifies and amends certain terms of Borrower's indebtedness evidenced by (1) the interim construction financing adjustable interest rate Note (the "Adjustable Rate Note") to Lender dated **10/29/2021**, in the original principal sum of U.S. **\$539,682.00** and secured by (2) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Rider(s), if any, dated the same date as the Adjustable Rate Note and recorded in Instrument Number **2021-536440** in the office of the Recorder of Lake County, IN. The Security Instrument covers the real and personal property described in the Security Instrument and defined as the "Property", located at:

**12515 Gibson St.**

**Crown Point, IN 46307**

[Property Address]

the real property described being set forth as follows:

See Attached Exhibit A

Borrower and Lender agree that on or before the date of this Agreement the construction or renovation, as applicable, of the Property has been completed and that all loan proceeds have been disbursed to Borrower in accordance with the terms of the Adjustable Rate Note. Borrower and Lender have agreed to modify the terms of the Adjustable Rate Note and Security Instrument in accordance with the terms of this Agreement. This Agreement is not a novation.

In consideration of the mutual promises and agreements exchanged, Lender and Borrower agree as follows (notwithstanding anything to the contrary contained in the Adjustable Rate Note and Security Instrument):

1. Current Loan Balance. As of **06/17/2022** the amount payable under the Adjustable Rate Note and Security Instrument, each as modified by this Agreement, (the "Unpaid Principal Balance") is U.S. **\$532,632.00**.

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Interest, if any, has been paid through the date of this Agreement.

2. Note Modification. The terms and provisions of the interim construction financing stated in the Adjustable Rate Note in Paragraphs 2, 3 and 4, are amended and modified as follows:

- (a) Interest. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the unpaid principal until the full amount of the Unpaid Principal Balance has been paid. Borrower must pay interest at a yearly rate of **2.625%**. The interest rate will change in accordance with the terms of the Adjustable Rate Note as modified by this Agreement. This interest rate shall apply both before and after any default described in the Adjustable Rate Note.
- (b) Payments. Borrower promises to pay principal and interest by making a payment every month. Each of the Initial monthly payments will be in the amount of U.S. **\$2,094.01**. This amount may change. Changes in the monthly payment will reflect changes in the unpaid principal and in the interest rate. The Note Holder will determine the new interest rate and the changed amount of the monthly payment in accordance with this Agreement.

Borrower shall make the monthly payment on the first day of each month beginning on **08/01/2022**. Borrower shall make these payments every month until Borrower has paid all of the principal and interest and any other charges described in the Adjustable Rate Note. The monthly payments shall be applied as stated in the Adjustable Rate Note.

If on **07/01/2052** (the "Maturity Date"), Borrower still owes amounts under the Adjustable Rate Note and the Security Instrument, each as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Borrower must make the monthly payments at the place stated in the Adjustable Rate Note or such other place as Lender may require.

- (c) Interest Rate and Monthly Payment Changes. The interest rate Borrower must pay may change on **08/01/2029**, and may change on that day every 12 months thereafter. Each date on which the interest rate could change is called a "Change Date."

Beginning with the first Change Date, the interest rate will be based on the Current Index as described in the Adjustable Rate Note.

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Before each Change Date, the Note Holder will calculate the new interest rate by adding 2.750 percentage point(s) (2.750%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in below, this rounded amount will be the new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that Borrower is expected to owe at the Change Date in full on the Maturity Date at the new interest rate in substantially equal payments. The result of this calculation will be the new amount of Borrower's monthly payment.

The interest rate Borrower must pay at the first Change Date will not be greater than 4.63% or less than 4.000%. Thereafter, the interest rate will never be increased or decreased on any single Change Date by more than 2.000 percentage point(s) (2.000%) from the rate of interest paid during the preceding 12 months. The interest rate will never be greater than 7.625%. My interest rate will never be less than 4.000%.

The new interest rate will become effective on each Change Date. Borrower must pay the amount of the new monthly payment beginning on the first monthly payment date after the Change Date until the amount of the monthly payment changes again.

The Note Holder will provide Borrower notice of any changes in the interest rate and the amount of the monthly payment in accordance with the terms of the Adjustable Rate Note.

- (d) Other Terms Remain in Effect. Other terms, including, without limitation, terms related to Borrower's right to prepay, loan charges, late charges and default, obligations of persons under the Note and the conditions under which Borrower must make payment in full in the event of a sale or transfer of the property, that are stated in the Adjustable Rate Note remain in full force and effect.
- (e) Compliance with Covenants. Borrower shall comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument.

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3. Amendments to the Security Instrument. The terms and provisions of the interim construction financing stated in the Adjustable Rate Rider are amended and modified as follows:

- (a) Interest Rate and Monthly Payment Changes. The interest rate Borrower must pay may change on 08/01/2029, and may change on that day every 12 months thereafter. Each date on which the interest rate could change is called a "Change Date."

Beginning with the first Change Date, the interest rate will be based on the Current Index as described in the Adjustable Rate Note.

Before each Change Date, the Note Holder will calculate the new interest rate by adding 2.750 percentage point(s) (2.750%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in below, this rounded amount will be the new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that Borrower is expected to owe at the Change Date in full on the Maturity Date at the new interest rate in substantially equal payments. The result of this calculation will be the new amount of Borrower's monthly payment.

The interest rate Borrower must pay at the first Change Date will not be greater than 4.63% or less than 4.000%. Thereafter, the interest rate will never be increased or decreased on any single Change Date by more than 2.000 percentage point(s) (2.000%) from the rate of interest paid during the preceding 12 months. The interest rate will never be greater than 7.625%. My interest rate will never be less than 4.000%.

The new interest rate will become effective on each Change Date. Borrower must pay the amount of the new monthly payment beginning on the first monthly payment date after the Change Date until the amount of the monthly payment changes again.

The Note Holder will provide Borrower notice of any changes in the interest rate and the amount of the monthly payment in accordance with the terms of the Adjustable Rate Note.

Additional changes to the Security Instrument are as follows; those marked are applicable:

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- [ ](a) Increase in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been increased by U.S. \$.
- [X](b) Decrease in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been decreased by U.S. \$7,050.00.
- [X](c) Change in Maturity Date. The Unpaid Principal Balance if not paid sooner is due in full not later than **07/01/2052**.
- [X](d) Security Instrument Riders Cancelled. The rider(s) to the Security Instrument pertaining to the interim construction financing are null and void and of no further effect as of the date of this Agreement.
- [ ](e) Additional Security Instrument Rider(s). The terms and conditions of the Security Instrument are further amended and modified by the terms and conditions stated in the Security Instrument Rider(s), dated the date of this Agreement, fully executed and delivered by Borrower, and attached to and incorporated into this Agreement by reference.
4. Recordation. This Agreement shall be recorded, together with any applicable attachments, in all places where the Security Instrument is recorded.
5. No Release. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Adjustable Rate Note or Security Instrument. Except where otherwise specifically provided in this Agreement, the Adjustable Rate Note and Security Instrument shall remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions of these instruments, as amended by this Agreement.

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In Witness Whereof, Borrower(s) have executed this Agreement.

Brent A Medina (Seal)

Rachel M Medina (Seal)

State of Indiana

County SS: Lake



Julie Swiderski, Notary Public  
Lake County, State of Indiana  
Commission No: NP0722755  
My Commission Expires 10/01/2027

On this 17<sup>th</sup> Day of June, 2022 before me, the undersigned, a Notary Public in and for the County, personally appeared **BRENT A MEDINA AND RACHEL M MEDINA, HUSBAND AND WIFE**, and acknowledged the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 10/01/2027

Signature: Julie Swiderski

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Andrew McFalls

Andrew McFalls, Asst. Vice President  
NMLS: 1569958  
First Merchants Bank, a State Bank  
NMLS# 454552  
State of IN

County SS: MADISON

On this 28 Day of June 2022 before me, the undersigned, a Notary Public  
in and for the County, personally appeared Andrew McFalls  
and acknowledged the execution of the foregoing instrument. In witness whereof, I have  
hereunto subscribed my name and affixed my official seal.

My Commission Expires: 12/13/2029

Signature: Ashley M. King



Ashley M King, Notary Public  
Madison County, State of Indiana  
Commission No: NP0737937  
My Commission Expires 12/13/2029

Prepared by: Lisa Werling, First Merchants Bank

9301 Innovation Drive, Ste 280, Daleville, IN 47334

I, Lisa Werling, 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

Lisa Werling  
lw

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## EXHIBIT "A"

Property Address: 12515 Gibson Street, Crown Point, IN 46307

File No.: 21-34389

Part of the Northwest quarter of Northwest quarter of the Northeast quarter of Section 19, Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast quarter of said Section 19; thence South, along the West line of said Northeast quarter, a distance of 296 feet; thence East, parallel with the North line of said Section 19, a distance of 458 feet to a point in the center line of a road; thence Northwesterly, along the center line of said road to a point on the North line of said Section 19, which point is 185 feet East of the place of beginning, thence West 185 feet to the place of beginning.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Recorder of Lake County Recorder