

NOT AN OFFICIAL DOCUMENT

RECORDATION REQUESTED BY:

United Trust Bank
12330 S Harlem Ave
Palos Heights, IL 60463

2022-526751
06/29/2022 11:28 AM
TOTAL FEES: 25.00
BY: SP
PG # : 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WHEN RECORDED MAIL TO:

United Trust Bank
Attn: Loan Operations
12330 S. Harlem Ave
Palos Heights, IL 60463

SEND TAX NOTICES TO:

Param Sahiv LLC
819 E Chicago Ave
East Chicago , IN 46312

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 29, 2022, is made and executed between Param Sahiv LLC, whose address is 819 E Chicago Ave, East Chicago , IN 46312 (referred to below as "Grantor") and United Trust Bank, whose address is 12330 S Harlem Ave, Palos Heights, IL 60463 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 29, 2022 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

a **Commercial Security Agreement** dated 7/23/21 conveying a security interest in all business assets of Borrower/Grantor as more specifically described therein, as supplemented and amended from time to time, together with a Mortgage and an Assignment of all Rents dated 7/23/2021 as Document numbers 2021-520698 and 2021-520699, respectively, on real property and improvements thereon located at 819 E. Chicago Ave., East Chicago, IN 46312, all the terms and conditions of which are hereby incorporated and made a part of this Note. Borrower further acknowledges that this Note is secured by other collateral conveyed in connection herewith and may be secured by other collateral from time to time

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 722306

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Parcel 1: LOTS 4, 5, 6, AND 7, BLOCK 9, SOUTHWEST QUARTER SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN EAST CHICAGO, LAKE COUNTY, INDIANA. Parcel 2: LOTS 1, 2, AND 3, BLOCK 9 IN SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECTION PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The Real Property or its address is commonly known as 819 E Chicago Ave, East Chicago, IN 46312. The Real Property tax identification number is 45-03-28-332-006.000-024.

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

To Cross Collateralize with Loan #721226 along with any subsequent/future loans by or on behalf of borrower with United Trust Bank relating to the subject property. Additionally, United Trust Bank is increasing the total loan amount exposure and maximum lien amount to \$708,232.00.

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 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 JUNE 29, 2022.

GRANTOR:

PARAM SAHIV LLC

By: Harchad Singh
Harchad Singh

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 722306

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LENDER:

UNITED TRUST BANK

X 
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook)



On this 26th day of June, 2022, before me, the undersigned Notary Public, personally appeared Harchad Singh, OWNER of Param Sahiv 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 Julian Ramirez
Notary Public in and for the State of Illinois

Residing at 12550 S Harlem Ave Pub
My commission expires 2-23, 2026

Property of Law Firm
Recorder

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 722306

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LENDER ACKNOWLEDGMENT



STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

On this 26th day of JUNE, 2022, before me, the undersigned Notary Public, personally appeared Kuldip Singh and known to me to be the SUBJECT authorized agent for **United Trust Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **United Trust Bank**, duly authorized by **United Trust 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 **United Trust Bank**.

By Julian Ramirez
Notary Public in and for the State of ILLINOIS

Residing at 12330 S. Harlem Ave, Alsip, IL
My commission expires 2-23-2026

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 (LS Viki Schmidt, Loan Operations UTB)

This Modification of Mortgage was prepared by: Wesley Jankovich, Loan Operations UTB

Seal of Cook County Recorder

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RECORDING PAGE

Property of Lake County Recorder