

NOT AN OFFICIAL DOCUMENT

2022-534000
08/18/2022 09:55 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

RECORDATION REQUESTED BY:

American Community Bank of Indiana
Schererville
7880 Wicker Avenue
St. John, IN 46373

WHEN RECORDED MAIL TO:

American Community Bank of Indiana
Schererville
7880 Wicker Avenue
St. John, IN 46373

SEND TAX NOTICES TO:

American Community Bank of Indiana
Schererville
7880 Wicker Avenue
St. John, IN 46373

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated 08/05/2022, is made and executed between JTR Layouts, LLC, whose address is 1334 Muirfield Drive, Schererville, IN 46375 (referred to below as "Grantor") and American Community Bank of Indiana, whose address is 7880 Wicker Avenue, St. John, IN 46373 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 8, 2022 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

Recorded 4/21/2022 as Document No. 2022-516769 in the Recorders Office of Lake County, Indiana.

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

Lot 6 in Kennedy Court Resubdivision of part of Block 2 of Midwest Central Business Park to the Town of Munster, as per plat thereof, Recorded in Plat Book 51 Page 84, in the Office of the Recorder of Lake County, Indiana, and amended by a "Certificate of Correction" Recorded January 16, 1980 as Document No. 569136.

The Real Property or its address is commonly known as 500-45th Street, Munster, IN 46321. The Real Property tax identification number is 45-06-25-402-002.000-027.

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

This is to increase the Original Loan amount from \$704,000.00 to \$1,264,000.00.

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 endorsors 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.

NWI 22003814

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED 08/05/2022.

GRANTOR:

JTR LAYOUTS LLC

By: [Signature]
Fadi Layous, Member of JTR Layouts LLC

By: [Signature]
Maria Youseef, Member of JTR Layouts LLC

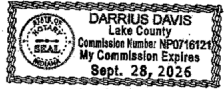
LENDER:

AMERICAN COMMUNITY BANK OF INDIANA

[Signature]
Brian Specht, Senior Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)



On this 5th day of August, 20 22, before me, the undersigned Notary Public, personally appeared Fadi Layous, Member of JTR Layouts LLC and Maria Youseef, Member of JTR Layouts 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 September 28, 2026

Property of Lake County Recorder

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)

On this 5th day of August, 20 22, before me, the undersigned Notary Public, personally appeared Brian Specht and known to me to be the Senior Vice President, authorized agent for American Community Bank of Indiana that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of American Community Bank of Indiana, duly authorized by American Community Bank of Indiana 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 American Community Bank of Indiana.

By [Signature] Residing at Lake County
Notary Public in and for the State of IN My commission expires September 28, 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 (Brian Specht, Senior Vice President).

This Modification of Mortgage was prepared by: Brian Specht, Senior Vice President

Lake County Recorder

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RECORDING PAGE

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