

# NOT AN OFFICIAL DOCUMENT

2022-534060  
08/18/2022 12:51 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 9

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

RECORDATION REQUESTED BY:  
OLD NATIONAL BANK  
HIGHLAND GROVE  
8750 WEST BRYN MAWR AVENUE  
SUITE 1300  
CHICAGO, IL 60631-3655

WHEN RECORDED MAIL TO:  
OLD NATIONAL BANK  
Gurnee Branch  
P.O. Box 9003  
Gurnee, IL 60031-2502

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## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 5, 2022, is made and executed between MERRILLVILLE MANAGEMENT GROUP LLC, whose address is 8398 MISSISSIPPI ST, MERRILLVILLE, IN 46410-6316 (referred to below as "Grantor") and OLD NATIONAL BANK, whose address is 8750 WEST BRYN MAWR AVENUE, SUITE 1300, CHICAGO, IL 60631-3655 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 3, 2014 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

Recorded October 23, 2014 as Document #2014 067206, Modifications of Mortgages dated September 3, 2015, Recorded October 20, 2015 as Document #2015 071005 and dated June 5, 2021, Recorded August 4, 2021 as Document #2021 050400 in lake County, Indiana.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 8398 MISSISSIPPI STREET, MERRILLVILLE, IN 46410-6316. The Real Property tax identification number is 45-12-22-478-005.000-030,

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## MODIFICATION OF MORTGAGE (Continued)

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45-12-22-479-001.000-030 AND 45-12-22-478-004.000-030.

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


To delete in the definition of "Note" the following: "The maturity date of the Note is June 05, 2022" and insert in lieu thereof the following: "The maturity date of the Note is June 05, 2023".

**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 5, 2022.**

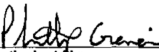
**GRANTOR:**

MERRILLVILLE MANAGEMENT GROUP LLC

By:   
RENEE B. DOUGHMAN, Manager of MERRILLVILLE  
MANAGEMENT GROUP LLC

**LENDER:**

OLD NATIONAL BANK

x   
Authorized Signer

## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Indiana )  
 ) SS  
COUNTY OF Lake )

On this 5th day of June, 2022, before me, the undersigned Notary Public, personally appeared RENEE B. DOUGHMAN, Manager of MERRILLVILLE MANAGEMENT GROUP 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 [Signature]  
Notary Public in and for the State of \_\_\_\_\_

Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_



### LENDER ACKNOWLEDGMENT

STATE OF Indiana )  
 ) SS  
COUNTY OF Lake )

On this 5th day of June, 2022, before me, the undersigned Notary Public, personally appeared Danilo Greiner and known to me to be the Vice President, authorized agent for OLD NATIONAL BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of OLD NATIONAL BANK, duly authorized by OLD NATIONAL 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 OLD NATIONAL BANK.

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

Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_



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. Phillip Grimes

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This Modification of Mortgage was prepared by: Phillip Grimes, VP

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Property of Lake County Recorder

## EXHIBIT "A"

### PARCEL 1:

Part of Parcel 3 of Westlake Plaza, In the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana, described by metes and bounds, as follows:

Part of the East Half of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the Second Principal Meridian, lying South of the South line of U.S. Highway No. 30, Lake County, Indiana, described as beginning at a point lying 40 feet West of the East line of said Section 22 and 1480.19 feet South of said South line; thence West 310 feet; thence South and parallel with said East line, 250 feet; thence East, 310 feet to a point lying 40 feet West of said East line; thence North and parallel with said East line 250 feet to the point of beginning.

Excepting therefrom:

That part of Parcel 3, Westlake Plaza, (being a plat of dedication of part of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana as per plat thereof recorded July 13, 1977 in Plat Book 47, Page 77, and as corrected by Certificates of Correction recorded as document numbers 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana), described as beginning at the east line of said Parcel 3 and the north line of the south 273.60 feet of said Parcel 3; thence South 00 degree 06 minutes 48 seconds East along the said east line, 273.60 feet to the south line of said Parcel 3; thence South 89 degrees 53 minutes 12 seconds West along said south line, 15.00 feet; thence North 44 degrees 53 minutes 12 seconds East, 9.90 feet to the west line of the east 8.00 feet of said Parcel 3; thence North 00 degrees 06 minutes 48 seconds West along said west line, 266.60 feet to the north line of the south 273.60 feet of said Parcel 3; thence North 89 degree 53 minutes 12 seconds East along said north line, 8.00 feet to the Point of Beginning, as described in a Warranty Deed to the Town of Merrillville recorded December 5, 2013 as Document Number 2013 089408.

### PARCEL 2:

Part of Parcel 1 of Westlake Plaza, In the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77, and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana, described by metes and bounds, as follows:

Part of the East half of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana, described as: Beginning at a point

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1,808.65 feet South of the Northeast corner of Parcel 1, said point being the intersection of the West right-of-way line of Mississippi Street and the South right-of-way line of Park Drive, now known as East 84th Avenue; thence South along the West right-of-way line of Mississippi Street, a distance of 200 feet; thence West and parallel to the South right-of-way line of Park Drive, now known as East 84th Avenue, a distance of 310 feet to the East right-of-way line of Century Drive, now known as Indiana Street; thence North along the East right-of-way line of Park Drive, now known as Indiana Street, a distance of 200 feet to the South right-of-way line of Park Drive, now known as East 84th Avenue; thence East along the South right-of-way line of Park Drive, now known as East 84th Avenue, a distance of 310 feet to the point of beginning, being a part of Parcel 1, Westlake Plaza, as per plat thereof, recorded in Plat Book 47, page 77, and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494.

Excepting therefrom:

That part of Parcel 1, Westlake Plaza, (being a plat of dedication of part of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana as per plat thereof recorded July 13, 1977 in Plat Book 47, Page 77, and as corrected by Certificates of Correction recorded as document numbers 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana), described as beginning at the intersection of the west line of Mississippi Street and the south line of an 80.00 foot wide utility easement and street dedication, south of and adjacent to Parcel 3 in said Westlake Plaza; thence South 00 degrees 06 minutes 48 seconds East along said west line, 10.00 feet; thence North 45 degrees 06 minutes 48 seconds West; 14.14 feet to said south line; thence North 89 degrees 53 minutes 12 seconds East along said south line, 10.00 feet to the Point of Beginning, as described in a Warranty Deed to the Town of Merrillville recorded December 5, 2013 as Document Number 2013 089410.

PARCEL 3:

Part of Parcel 3 of Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana, described by metes and bounds, as follows:

The North 23.6 feet of the South 273.6 feet of Parcel 3 in Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in Lake County, Indiana.

Excepting therefrom:

That part of Parcel 3, Westlake Plaza, (being a plat of dedication of part of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana as per plat thereof recorded July 13, 1977 in Plat Book 47, Page 77, and

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as corrected by Certificates of Correction recorded as document numbers 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana), described as beginning at the east line of said Parcel 3 and the north line of the south 273.60 feet of said Parcel 3; thence South 00 degree 06 minutes 48 seconds East along the said east line, 273.60 feet to the south line of said Parcel 3; thence South 89 degrees 53 minutes 12 seconds West along said south line, 15.00 feet; thence North 44 degrees 53 minutes 12 seconds East, 9.90 feet to the west line of the east 8.00 feet of said Parcel 3; thence North 00 degrees 06 minutes 48 seconds West along said west line, 266.60 feet to the north line of the south 273.60 feet of said Parcel 3; thence North 89 degree 53 minutes 12 seconds East along said north line, 8.00 feet to the Point of Beginning, as described in a Warranty Deed to the Town of Merrillville recorded December 5, 2013 as Document Number 2013 089408.

#### PARCEL 4:

All of the rights and easements appurtenant to Parcels 1, 2 and 3 created by that certain easement for storm drainage dated September 1, 1981, executed by and among the Town of Merrillville, Indiana, a Municipal corporation, and Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2851, recorded September 16, 1981 as Document No. 644115, in the Office of the Recorder of Deeds, Lake County, Indiana, over, under and across all of the following described property and all other easements and easement property specified in said easement:

Part of Parcel 3 of Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 305.00 feet to the point of beginning; thence continuing North along the East line of said Parcel 3, 239.58 feet; thence South 59 degrees 00 minutes 00 seconds West, 156.27 feet; thence North 31 degrees 00 minutes 00 seconds West, 199.49 feet to the Southerly right-of-way line of East 83rd Avenue; thence Southwesterly along said Southerly right-of-way line of East 83rd Avenue, an arc length of 62.52 feet; thence continuing Southwesterly along said Southerly right-of-way line of East 83rd Avenue and becoming the Easterly right-of-way line of Indiana Street, an arc length of 30.01 feet; thence East 15.00 feet; thence South 08 degrees 02 minutes 18 seconds East 284.19 feet, more or less, to a point lying 55.00 feet East of said Easterly right-of-way line of Indiana Street and 305.00 feet North of the North right-of-way line of East 84th Avenue; thence East, 255.00 feet to the point of beginning.

#### PARCEL 5:

All of the rights and easements appurtenant to Parcels 1, 2 and 3 created by that certain drainage easement dated August 19, 1981, executed by and among Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2680 and Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2851, recorded August 20, 1981 as Document No. 641009, in the Office of the Recorder of Deeds, Lake County, Indiana, over, under and across all of the following described property and all other easements and easement property specified in said easement:



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Part of Parcel 3 of Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in Lake County, Indiana, described by metes and bounds, as follows:

The North 200.00 feet of the South 493.60 feet of the East 35.00 feet of Parcel 3, in Westlake Plaza as the Same appears of record in Plat Book 47, page 77, in the Office of the Recorder of Lake County, Indiana.

#### PARCEL 6:

All of the rights and easements appurtenant to Parcels 1, 2 and 3 created by that certain easement for storm drainage sewer dated September 21, 1981, executed by and among Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2680 and Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2851, recorded September 22, 1981, as Document No. 644634, in the Office of the Recorder of Deeds, Lake County, Indiana, as amended by that certain amendment to easement for storm drainage sewer by Trust No. 2680 recorded September 22, 1981, as Document No. 644635 in the Office of the Recorder of Deeds, Lake County, Indiana, over, under and across all of the following described property and all other easements and easement property specified in said easement:

(A) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47, page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 273.60 feet to the point of beginning; thence West and parallel with the South line of said Parcel 3, 11.31 feet; thence North 25 degrees 32 minutes 03 seconds West 34.80 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence East 16.62 feet; thence South 25 degrees 32 minutes 03 seconds East, 22.48 feet to the East line of said Parcel 3; thence South along the East line of said Parcel 3, 11.12 feet to the point of beginning.

(B) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 273.60 feet; thence West and parallel with the South line of said Parcel 3, 29.48 feet to the point of beginning; thence North 03 degrees 38 minutes 40 seconds West, 31.46 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence West, 15.04 feet; thence South 03 degrees 38 minutes 40 seconds East, 31.46 feet; thence East 15.04 feet to the point of beginning.

(C) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 273.60 feet; thence West and parallel with the South line of said Parcel 3, 185.00 feet to the point of beginning; thence North 31.40 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence West, 15.00 feet; thence South 31.40 feet; thence East,



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15.00 feet to the point of beginning.

(D) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 273.60 feet; thence West and parallel with the South line of said Parcel 3, 252.42 feet to the point of beginning; thence North 27 degrees 00 minutes 05 seconds East, 35.24 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence West, 16.84 feet; thence South 27 degrees 00 minutes 05 seconds West, 35.24 feet; thence East 16.84 feet to the point of beginning.

Property Address: 8396 Mississippi St., Merrillville, IN 46410

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