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RECORDATION REQUESTED BY:
CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410

WHEN RECORDED MAIL TO:
CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410

2022-543816
10/28/2022 10:26 AM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SEND TAX NOTICES TO:
VAN TIL'S REAL ESTATE, LLC, AN
INDIANA LIMITED LIABILITY COMPANY
2635 169TH ST
HAMMOND, IN 46323-1507

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 14, 2022, is made and executed between VAN TIL'S REAL ESTATE, LLC, AN INDIANA LIMITED LIABILITY COMPANY, whose address is 2635 169TH ST, HAMMOND, IN 46323-1507 (referred to below as "Grantor") and CENTIER BANK, whose address is 600 E 84th Avenue, Merrillville, IN 46410 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 28, 2013 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

The Mortgage was recorded on May 29, 2013 as Document Number 2013 038485 with a maximum lien amount of \$2,000,000.00 in the record of Lake County, Indiana.

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

Lot 11, Beacon Hill - Phase One, an Addition to the City of Crown Point, Indiana, as per plat thereof recorded in Plat Book 97, page 46, in the Office of the Recorder of Lake County, Indiana.

The Real Property or its address is commonly known as 10851 BROADWAY, CROWN POINT, IN 46307-7303.

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

The definition of "Note" is hereby deleted and the following language inserted:

Note. The word "Note" means the promissory note dated October 14, 2022, in the original principal amount of \$1,000,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of the Note is October 28, 2024. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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

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MODIFICATION OF MORTGAGE (Continued)

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 OCTOBER 14, 2022.

GRANTOR:

VAN TIL'S REAL ESTATE, LLC, AN INDIANA LIMITED LIABILITY COMPANY

By: [Signature]
FRANKLIN D VAN TIL, Manager of VAN TIL'S REAL ESTATE, LLC, AN INDIANA LIMITED LIABILITY COMPANY

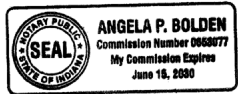
LENDER:

CENTIER BANK

X [Signature]
JEFF A MARSEE, Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)



On this 14th day of October, 2022, before me, the undersigned Notary Public, personally appeared FRANKLIN D VAN TIL, Manager of VAN TIL'S REAL ESTATE, LLC, AN INDIANA LIMITED LIABILITY COMPANY, 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.

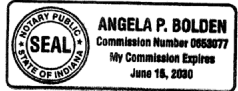
By [Signature] Residing at Lake, IN
Notary Public in and for the State of IN My commission expires 6/18/30

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)



On this 14th day of October, 2022, before me, the undersigned Notary Public, personally appeared **JEFF A MARSEE** and known to me to be the Vice President, authorized agent for **CENTIER BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **CENTIER BANK**, duly authorized by **CENTIER 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 **CENTIER BANK**.

By [Signature] Residing at Lake Co, IN
Notary Public in and for the State of IN My commission expires 6/18/20

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 (JEFF A MARSEE, VICE PRESIDENT).

This Modification of Mortgage was prepared by: **JEFF A MARSEE, VICE PRESIDENT**

Property of Lake County Recorder

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Property of Lake County Recorder