

RECORDATION REQUESTED BY:

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

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

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

GINA PIMENTEL
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-039384

8:46 AM 2022 Nov 22

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 16, 2022, is made and executed between RO AM II L.L.C., whose address is P.O. Box 361, St. John, IN 46373 (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 October 21, 2021 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

Recorded November 8, 2021 as Document NO. 2021-066206 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 7 in St. John Industrial Center, an addition to the Town of St. John, as per plat thereof, Recorded in Plat Book 87, Page 85, in the Office of the Recorder of Lake County, Indiana, except that part of Lot 7 described as beginning at the Northwest corner of said Lot 7; thence South 89 degrees 54 minutes 57 seconds East along the North line of said Lot 7, a distance of 4.45 feet; thence South 0 degrees 40 minutes 56 seconds West, a distance of 81.50 feet to the South Line of said Lot 7; thence North 89 degrees 54 minutes 57 seconds West, a distance of 2.65 feet to the Southwest corner of said Lot 7; thence North 0 degrees 33 minutes 55 seconds West along the West Line of said Lot 7, a distance of 81.50 feet to the Point of Beginning.

The Real Property or its address is commonly known as 11101 Wicker Avenue, Saint John, IN 46373. The Real Property tax identification number is 45-11-33-302-002.000-035.

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

This Refinance is to term out CL #10000014158, extend the maturity date for 7 years, change the interest rate from Wall Street Prime to a Fixed Rate, and to change payments from Interest only to Principal and Interest payments.

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 endorers to the Note, including accommodation parties, unless a party is expressly

25 cc
CL# 0916381
KLL

NOT AN OFFICIAL DOCUMENT

MODIFICATION OF MORTGAGE (Continued)

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 NOVEMBER 16, 2022.

GRANTOR:

RO AM II L.L.C.

By: FLR. Alm
Flint R. Alm, Member of RO AM II L.L.C.

By: Jamey Alm
Jamey Alm, Member of RO AM II L.L.C.

LENDER:

AMERICAN COMMUNITY BANK OF INDIANA

x Todd Williams
Todd Williams, Senior Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Lake



On this 16th day of November, 20 22, before me, the undersigned Notary Public, personally appeared Flint R. Alm, Member of RO AM II L.L.C. and Jamey Alm, Member of RO AM II L.L.C., 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: Todd Williams
Notary Public in and for the State of IN

Residing at Lake County
My commission expires 9/28/2026

NOT AN OFFICIAL DOCUMENT

MODIFICATION OF MORTGAGE (Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)



On this 16th day of November, 20 22, before me, the undersigned Notary Public, personally appeared Todd Williams 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 9/28/2026

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 (Todd Williams, Senior Vice President).

This Modification of Mortgage was prepared by: Todd Williams, Senior Vice President

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

RECORDING PAGE

Property of Lake County Recorder