

NOT AN OFFICIAL DOCUMENT

2023-512299
04/26/2023 03:19 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 26, 2023, is made and executed between ENCORE CW, LLC, whose address is 12137 W. 159TH STREET, HOMER GLEN, IL. 60491 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL. 60631-1509 (street or rural route address: 7757 W DEVON AVE, CHICAGO, IL. 60631) (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 26, 2022 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

RECORDED IN LAKE COUNTY, INDIANA ON MAY 6, 2022 USING THE RECORDING NUMBERS 2022-519126 AND 2022-519127.

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

TRACT I:

Lot 2 in the Re-subdivision of Block 2 Cabela's Gateway Addition to the City of Hammond, Indiana, as per plat thereof, recorded July 9, 2021 in Plat Book 114, page 53, as Instrument No. 2021-046041, in the Office of the Recorder of Lake County, Indiana.

TRACT II:

Perpetual, non-exclusive easements appurtenant to and for the benefit of Tract I as granted by Easements with Covenants and Restrictions Affecting Land, dated November 26, 2013 and recorded December 3, 2013 as Instrument No. 2013-088793.

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The Real Property or its address is commonly known as 7801 CABELA DRIVE, HAMMOND, IN 46324. The Real Property tax identification number is 45-07-17-401-003.000-023 and 45-07-17-401-007.000-023 .

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

BL **EXTEND THE MATURITY DATE FOUR YEARS UNTIL APRIL 26, 2027. THE LOAN HAS BEEN CONVERTED TO END MORTGAGE. THE INTEREST RATE HAS BEEN CHANGED FROM WALL STREET JOURNAL PRIME PLUS 0.50% FLOATING WITH A FLOOR OF 4.00% TO 6.50% FIXED. THE PAYMENTS HAVE BEEN CHANGED FROM INTEREST ONLY TO PRINCIPAL, INTEREST, AND ESCROW MONTHLY. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME. .**

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 APRIL 26, 2023.

GRANTOR:

ENCORE CW, LLC

By: 

CHRISTOPHER KANE, Member of ENCORE CW, LLC

By: 

FRANK KANE III, Member of ENCORE CW, LLC

By: 

JOHN RANTE, Member of ENCORE CW, LLC

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MODIFICATION OF MORTGAGE (Continued)

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LENDER:

FIRST NATIONS BANK

x Susie Pardell Ln. Ops.
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

On this 29th day of MARCH, 20 23, before me, the undersigned Notary Public, personally appeared **CHRISTOPHER KANE, Member of ENCORE CW, LLC; FRANK KANE III, Member of ENCORE CW, LLC; and JOHN RANTE, Member of ENCORE CW, 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 Cynthia Kane
JODI-BULANDA CYNTHIA KANE CK

Residing at 14602 PALOMINO CT HOMER GLEN IL

Notary Public in and for the State of ILLINOIS

My commission expires 5-30-2025



MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 26 day of April, 2023, before me, the undersigned Notary Public, personally appeared Susie Pardell and known to me to be the LOA, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By ~~Bridget M. Leen~~ Bridget Leen BL Residing at Niles
 JGD-BULANDA

Notary Public in and for the State of IL My commission expires Feb. 17, 2025



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 (SP 11052448-1).

This Modification of Mortgage was prepared by: SP 11052448-1

County Recorder

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RECORDING PAGE

Property of Lake County Recorder