

RECORDATION REQUESTED BY:

Peoples Bank
Munster Banking Center/Loan Center
9204 Columbia Ave
Munster, IN 46321

SEND TAX NOTICES TO:

Peoples Bank
Munster Banking Center/Loan Center
9204 Columbia Ave
Munster, IN 46321

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2023, is made and executed between Weston Court Ltd., LLC., whose address is 3000 N Highway A1A Apt PHG-D, Hutchinson Island, FL 34949 (referred to below as "Grantor") and Peoples Bank, whose address is 9204 Columbia Ave, Munster, IN 46321 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 1, 2023 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

Mortgage dated May 1, 2013 given to secure indebtedness in the principal amount of \$510,000.00, recorded May 17, 2013 as Document Number 2013 035855, in the Office of the Lake County Recorder, State of Indiana.

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

PARCEL 1: OFFICE SUITE F WESTON COURT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS CREATED BY DECLARATION OF CONDOMINIUM RECORDED JUNE 15, 1995, AS DOCUMENT NOS. 95033827 AND 95033828, AND AMENDMENTS THERE TO RECORDED JULY 23, 1997 AS DOCUMENT 97047768 AND RECORDED JULY 25, 1997 AS DOCUMENT NUMBER 97048522, AND AMEND IN DOCUMENT 2000-038014 IN THE RECORDER'S OFFICE OF THE LAKE COUNTY, INDIANA, TOGETHER

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MODIFICATION OF MORTGAGE (Continued)

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WITH THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO.

PARCEL 2: OFFICE SUITE H WESTON COURT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS RECORDED BY DECLARATION OF CONDOMINIUM ON JUNE 15, 1995 AS DOCUMENT NOS. 95033827 AND 95033828, AND AMENDED AS DOCUMENT 2000-038014, IN PLAT BOOK 83, PAGE 10, AND IN PLAT BOOK 84, PAGE 75, AND THIRD AMENDMENT IN PLAT BOOK 88, PAGE 66 RECORDED MAY 31, 2000, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING THERETO.

The Real Property or its address is commonly known as 216 E 90th Drive Units F&H, Merrillville, IN 46410. The Real Property tax identification number is 45-12-27-302-007.000-030 (Unit F - Parcel 1) & 45-12-27-302-009.000.030 (Unit H - Parcel 2).

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

Modification of the loan amount. The loan amount is here by amended to be \$317,549.91

Modification of Maturity Date. The maturity date has been modified to September 01, 2024.

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.

Lake County Recorder

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 1, 2023.

GRANTOR:

WESTON COURT LTD., LLC.

By: 

Steven A Johnson, Member of Weston Court Ltd., LLC.

By: 

Marty S Johnson, Member of Weston Court Ltd., LLC.

LENDER:

PEOPLES BANK

x 

J Daniel Magura, Vice President, Business Banker

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF LAKE

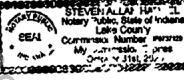
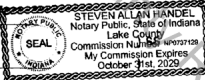


On this 15th day of SEPTEMBER, 2023, before me, the undersigned Notary Public, personally appeared Steven A Johnson, Member of Weston Court Ltd., LLC. and Marty S Johnson, Member of Weston Court Ltd., LLC., and known to me to be members or designated agents of the limited liability company that executed 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 10/31/29

LENDER ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF LAKE



On this 15th day of SEPTEMBER, 2023, before me, the undersigned Notary Public, personally appeared J Daniel Magura and known to me to be the Vice President, Business Banker, authorized agent for Peoples Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Peoples Bank, duly authorized by Peoples 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 Peoples Bank.

By [Signature] Residing at LAKE COUNTY
Notary Public in and for the State of IN My commission expires 10/31/29

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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 (Amanda Stamos, Commercial Loan Processor).

This Modification of Mortgage was prepared by: Amanda Stamos, Commercial Loan Processor

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RECORDING PAGE

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