

NOT AN OFFICIAL DOCUMENT

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04/21/2024 09:49 AM
TOTAL FEES: 25.00
BY: SP
PG #: 5
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

(Space Above For Recorder's Use)

**MODIFICATION TO
MORTGAGE DOCUMENT**

MODIFYING DOCUMENT NO. 2014-015520

MERRILLVILLE REAL ESTATE LLC, as Borrower

and

**STATE BANK OF TEXAS, SUCCESSOR IN INTEREST TO THE NATIONAL REPUBLIC
BANK OF CHICAGO**, as Lender

COLLATERAL IS OR INCLUDES FIXTURES

Dated: As of March 30, 2024

Property Address: 8239 Georgia Street
Merrillville, Indiana 46410

Tax Parcel: 45-12-22-329-009.000-030
County: Lake

Loan No.: 6792000

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THIS MODIFICATION TO MORTGAGE DOCUMENT (this "Modification") is made as of June 5, 2024, and is to be effective as of March 30, 2024 by **MERRILLVILLE REAL ESTATE LLC**, an Indiana limited liability company, having an address at 8239 Georgia Street, Merrillville, Indiana 46410 (the "Borrower"), and **STATE BANK OF TEXAS, SUCCESSOR IN INTEREST TO THE NATIONAL REPUBLIC BANK OF CHICAGO**, a Texas state-chartered bank, having a mailing address at 111 West John Carpenter Freeway, Irving, Texas 75039 ("**Lender**"), and amends and modifies the Security Instrument (defined below), encumbering the property as described on Exhibit "A" as follows:

WITNESSETH:

1. SECURITY INSTRUMENT. The Security Instrument shall mean that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of \$2,000,000.00, dated September 30, 2013, and recorded March 17, 2014, as Document Number 2014-015520 and modified by document recorded October 20, 2019 as Document Number 2019-074592.
2. MATURITY DATE. The Maturity Date is March 30, 2029.
3. NO FURTHER MODIFICATIONS. Except as specifically provided in this Modification, the Security Instrument is not modified or amended. Any property or rights to or interest in property granted as security in the Security Instrument shall remain as security for the Loan and the obligation of the Borrower.
4. REAFFIRMATION. Borrower restates and reaffirms the terms and conditions of the Security Instrument, and acknowledges that it is a valid, existing first lien on the Property securing the Note, as amended and restated from time to time.

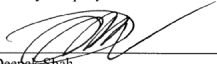
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF THIS MODIFICATION has been executed by Borrower and Lender and is effective as of the day and year first above written.

BORROWER:

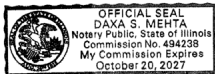
MERRILLVILLE REAL ESTATE LLC, an Indiana limited liability company

By: 
Name: Deepak Shah
Its: Manager

STATE OF IL)
COUNTY OF COOK) SS.

Before me, a Notary Public in and for said County and said State, personally appeared DEEPAK SHAH, the Manager of **MERRILLVILLE REAL ESTATE LLC**, an Indiana limited liability company, and acknowledged the execution of the foregoing instrument as such officer acting for and on behalf of said limited liability company, and who, having been duly sworn, stated that any representations therein contained are true and correct.

Witness my hand and Notarial Seal this 13th day of June, 2024.



Daxa S. Mehta
Notary Public

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (see IC 36-2-11-15 for exceptions).

/S/ Julie L. Kaminski, Declarant

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LENDER:

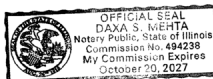
STATE BANK OF TEXAS, SUCCESSOR IN INTEREST TO THE NATIONAL REPUBLIC BANK OF CHICAGO, a Texas state-chartered bank

By: 330 mj
Name: Kaushik Soni
Its: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that KAUSHIK SONI, personally known to me to be the Vice President of STATE BANK OF TEXAS, SUCCESSOR IN INTEREST TO THE NATIONAL REPUBLIC BANK OF CHICAGO, a Texas state-chartered bank, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of June, 2024.



Daxa S Mehta
Notary Public

This instrument was prepared by:
Julie L. Kaminski
Wolin Law Group LLC
100 North LaSalle Street, Suite 800
Chicago, Illinois 60602
WLG File No.: 59-00920



Upon recording, return to:
State Bank of Texas
111 West John Carpenter Freeway
Irving, Texas 75039
Attention: Loan Department

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EXHIBIT A

Description of Land

Lot Numbered 2, EXCEPT the Southeasterly 30 feet by parallel lines as shown on the recorded plat of C.S. Subdivision recorded in Plat Book 93, page 86 in the Office of the Recorder of Lake County, Indiana.

Common Address: 8239 Georgia Street, Merrillville, Indiana

PIN: 45-12-22-329-009.000-030

Property of Lake County Recorder