

A202400085506

10/18/2024 07:04 AM

**FAITH KIMBROUGH
MARION COUNTY IN RECORDER**

FEE: \$ 35.00

PAGES: 5

BY: ER

RECORDATION REQUESTED BY:

The National Bank of Indianapolis
Private Banking
107 N. Pennsylvania St.
Indianapolis, IN 46204

WHEN RECORDED MAIL TO:

The National Bank of Indianapolis
Private Banking
107 N. Pennsylvania St.
Indianapolis, IN 46204

SEND TAX NOTICES TO:

The National Bank of Indianapolis
Private Banking
107 N. Pennsylvania St.
Indianapolis, IN 46204

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 10, 2024, is made and executed between Nancy Jean Timpe (referred to below as "Grantor") and The National Bank of Indianapolis, whose address is 107 N. Pennsylvania St., Indianapolis, IN 46204 (street or rural route address: Main Office, 107 N. Pennsylvania St., Indianapolis, IN 46204) (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 20, 2024 (the "Mortgage") which has been recorded in Marion County, State of Indiana, as follows:

Instrument # **A202400014475** recorded on February 27, 2024, as amended from time to time.

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

Building A, Unit 114, in Newport Bay Horizontal Property Regime, as created by a Declaration Recorded as Instrument Number 880016665, and as-built floor plans recorded as Instrument Number 880016664, and any addition supplemental declarations and/or amendments thereto which are recorded in the Office of the Recorder of Marion County, Indiana

Together with an undivided percentage interest in the common areas and limited common areas

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 530001713

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The Real Property or its address is commonly known as 7601 Newport Bay Dr. Unit 114, Indianapolis, IN 46240.

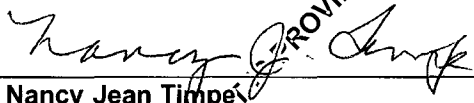
MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

to increase the **MAXIMUM LIEN** secured from **\$75,000.00** to **\$100,000.00** with a maturity date of **October 10, 2034**

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.


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 10, 2024.

GRANTOR:

x 
Nancy Jean Timper

LENDER:

THE NATIONAL BANK OF INDIANAPOLIS

x 
Kerry Anne Ritzler, VP Private Banking
Celest Higinis

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 530001713

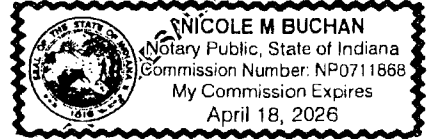
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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Marion

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On this day before me, the undersigned Notary Public, personally appeared **Nancy Jean Timpe**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11 day of October, 2024.

By [Signature]

Residing at 6807 E 82nd St Indy IN 46250

Notary Public in and for the State of Indiana

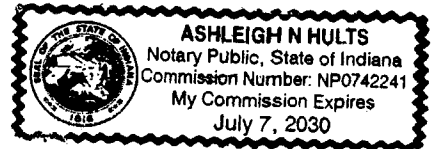
My commission expires 4-18-26

LENDER ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Marion

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On this 15TH day of October, 2024, before me, the undersigned Notary Public, personally appeared **Kerry Anne Ritzler** and known to me to be the **VP Private Banking**, authorized agent for **The National Bank of Indianapolis** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **The National Bank of Indianapolis**, duly authorized by **The National Bank of Indianapolis** 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 **The National Bank of Indianapolis**.

By [Signature]

Residing at Marion

Notary Public in and for the State of IN

My commission expires 7/7/2030

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 (Ashley Lagredelle, Loan Documentation Specialist).

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 530001713

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This Modification of Mortgage was prepared by: Ashley Lagredelle, Loan Documentation Specialist

THIS DOCUMENT IS PROVIDED FOR SOLE USE OF PROPERTY INSIGHT AND IS NOT ELIGIBLE FOR RESALE UNDER IC 36-2-1

RECORDING PAGE

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