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Illinois Anti-Foreclosure Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



2031708085

Doc# 2031708085 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2020 12:27 PM PG: 1 OF 4

The property identified as: **PIN:** 10-13-210-011-0000

Address:

Street: 1932 Jackson Ave

Street line 2:

City: Evanston

State: IL

ZIP Code: 60201

Lender: Central Bank Illinois

Borrower: Jackson Fort LLC

Loan / Mortgage Amount: \$130,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied.

S Y
P 4
S Y
M N
SC Y
E N
INT DI

Certificate number: C34AA69D-10AE-4857-802A-6FF438A1C719

Execution date: 6/15/2020

0831-20

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Space Above This Line For Recording Data

This instrument was prepared by , Central Bank Illinois - Peru, 1001 Shooting Park Rd, Suite 101A, Peru, IL 61354

When recorded return to , Central Bank Illinois - Peru, 1001 Shooting Park Rd, Suite 101A, Peru, IL 61354

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is June 15, 2020. The parties and their addresses are:

MORTGAGOR:

JACKSON FORT LLC

A New Mexico Limited Liability Company
117 Bumblebee
Irvine, CA 92618

LENDER:

CENTRAL BANK ILLINOIS

Organized and existing under the laws of Illinois
1721 Midtown Road
Peru, IL 61354

1. **BACKGROUND.** Mortgagor and Lender entered into a security instrument dated 12/15/2015 and recorded on 05/03/2016 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at Document # 161249173 and covered the following described Property:

The North 1/2 of Lot 4 in Block 4 in Grant and Jackson's Addition to Evanston, a subdivision of the South part of the North East 1/4 of the North East 1/4 of Section 13, Township 41 North, Range 13, and part of the North West 1/4 of the North West 1/4 of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PIN: 10-13-210-011-0000

The property is located in Cook County at 1932 Jackson Ave, Evanston, Illinois 60201.

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2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) **Secured Debts.** The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) **Specific Debts.** The following debts and all extensions, renewals, refinancings, modifications and replacements. A renewal note or other agreement, dated June 15, 2020, from Anhtuan Trandai (Borrower) to Lender, with a loan amount of \$130,000.00, with an interest rate of 4.750 percent per year and maturing on June 15, 2025.

(b) **All Debts.** All present and future debts from Anhtuan Trandai to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

(c) **Sums Advanced.** All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

4. WAIVER OF JURY TRIAL. All of the parties to this Modification knowingly and intentionally, irrevocably and unconditionally, waive any and all right to a trial by jury in any litigation arising out of or concerning this Modification or any other documents relating to the Secured Debts or related obligation. All of these parties acknowledge that this section has either been brought to the attention of each party's legal counsel or that each party had the opportunity to do so.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

Jackson Fort LLC

By 

Anhtuan Trandai, Manager

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LENDER:

Central Bank Illinois

By *Neal M Knauf*
Neal M Knauf, AVP

ACKNOWLEDGMENT.

State OF Illinois, County OF La Salle ss.
This instrument was acknowledged before me this 19th day of August, 2020
by Anhtuan Trandai - Manager of Jackson Fort LLC, a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires:

Neal M Knauf
(Notary Public)

Property of Cook County Clerk's Office

(Lender Acknowledgment)

State OF Illinois, County OF LaSalle ss.
This instrument was acknowledged before me this 19th day of August, 2020
by Neal M Knauf -- AVP of Central Bank Illinois, a corporation, on behalf of the corporation.

My commission expires:

Jennifer Konczak
(Notary Public)

