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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



2031708086

Doc# 2031708086 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: 13-12-400-046-0000

Address:

Street: 2526 W Winona St

Street line 2:

City: Chicago

State: IL

ZIP Code: 60625

Lender: Central Bank Illinois

Borrower: Verlin Investments LLC Series MLK Capital

Loan / Mortgage Amount: \$235,676.71

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 N
M N
SC Y
E N
INT DI
D8-31-20

Certificate number: 1F68FD29-5D32-4B77-930D-9B5DB21D9A4D

Execution date: 6/29/2020

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Space Above This Line For Recording Data

This instrument was prepared by , Central Bank Illinois - Peru, 1721 Midtown Road, Peru, IL 61354
 When recorded return to , Central Bank Illinois - Peru, 1721 Midtown Road, Peru, IL 61354

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is June 29, 2020. The parties and their addresses are:

MORTGAGOR:

VERLIN INVESTMENTS LLC SERIES MLK CAPITAL
 An Illinois Limited Liability Company
 117 Bumblebee
 Irvine, CA 92618-0000

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 02/22/2018 and recorded on 03/01/2018 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at Doc# 1806049096 and covered the following described Property:

THE WEST 25 FEET OF THE EAST 273 3/4 FEET (MEASURED FROM THE WEST LINE OF LINCOLN AVENUE) OF THE SOUTH 1/2 OF THAT PART OF LOT 8 LYING NORTH OF WASHINGTON AVENUE IN BOWMAN'S FIRST SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAN IN COOK COUNTY, ILLINOIS.

PIN 13-12-400-046-0000

The property is located in Cook County at 2526 W Winona St, Chicago, Illinois 60625.

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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 29, 2020, from Mortgagor to Lender, with a loan amount of \$235,676.71, with an interest rate of 4.750 percent per year and maturing on July 15, 2025.

(b) All Debts. All present and future debts from Mortgagor 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.

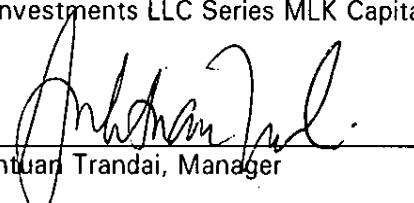
3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

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:

Verlin Investments LLC Series MLK Capital

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 ss.

This instrument was acknowledged before me this 19th day of August, 2020 by Anhtuan Trandai - Manager of Verlin Investments LLC Series MLK Capital, a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires:

Neal M Knauf
(Notary Public)



(Lender Acknowledgment)

STATE OF ILLINOIS, COUNTY OF 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)

