

UNOFFICIAL COPY



RECORDATION REQUESTED BY:
LincolnWay Community Bank
1000 East Lincoln Highway
New Lenox, IL 60451

Doc# 2104828013 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 01:11 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:
LincolnWay Community Bank
1000 East Lincoln Highway
New Lenox, IL 60451

SEND TAX NOTICES TO:
JP QUALITY CORP.
3931 N. PANAMA AVENUE
CHICAGO, IL 60634

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
LAUREN BLABAS, LOAN ADMINISTRATION OFFICER
LincolnWay Community Bank
1000 East Lincoln Highway
New Lenox, IL 60451

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 11, 2021, is made and executed between JP QUALITY CORP., whose address is 3931 N. PANAMA AVENUE, CHICAGO, IL 60634 (referred to below as "Grantor") and LincolnWay Community Bank, whose address is 1000 East Lincoln Highway, New Lenox, IL 60451 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 22, 2020 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded January 24, 2020 as Document Number 2002417007.

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

LOT 8 IN BLOCK 17 IN KINGSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTION 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1924, AS DOCUMENT NUMBER 8299244.

The Real Property or its address is commonly known as 1828 S. FAIRVIEW AVENUE, PARK RIDGE, IL 60068. The Real Property tax identification number is 12-02-401-020-0000.

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

To increase line of credit amount from \$163,600 to \$216,000.

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

4

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Page 2

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 FEBRUARY 11, 2021.

GRANTOR:

JP QUALITY CORP.

By: 
 JACEK PEDOWSKI, President of JP QUALITY CORP.

LENDER:

LINCOLNWAY COMMUNITY BANK

X 
 Jason B. Mansker, Vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Will)

On this 17th day of February, 2021 before me, the undersigned Notary Public, personally appeared **JACEK PEDOWSKI, President of JP QUALITY CORP.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By *Lauren D Blabas* Residing at _____
 Notary Public in and for the State of _____

My commission expires' _____



COOK County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

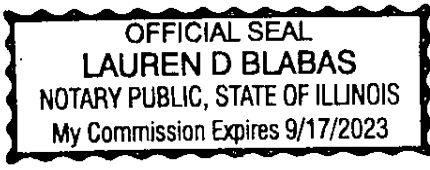
STATE OF Illinois)
) SS
 COUNTY OF Will)

On this 14th day of February, 2021 before me, the undersigned Notary Public, personally appeared **Jason B. Mansker** and known to me to be the **Vice President**, authorized agent for **LincolnWay Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LincolnWay Community Bank**, duly authorized by **LincolnWay Community 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 **LincolnWay Community Bank**.

By *Lauren D. Blabas* Residing at _____

Notary Public in and for the State of _____

My commission expires _____



NOTARY PUBLIC OF COOK COUNTY Clerk's Office