

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

Doc#: 2303941149 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2023 12:38 PM Pg: 1 of 5

The property identified as: **PIN:** 15-28-206-047

**Address:**

**Street:** 3030 S. 25th Ave.

**Street line 2:**

**City:** Broadview

**State:** IL

**ZIP Code:** 60155

**Lender:** American Bank and Trust Company, N.A.

**Borrower:** JMP Leasing, LLC

**Loan / Mortgage Amount:** \$320,572.07

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

**Certificate number:** AB6F56C8-6A9E-4131-BD39-9AA86EF21134

**Execution date:** 1/26/2023

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**WHEN RECORDED MAIL TO:**

American Bank & Trust  
Company, N.A.  
4301 East 53rd Street  
Davenport, IA 52807

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FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Kristen M. Murley / 563-344-5650, Commercial Operations Processor  
American Bank and Trust Company, N.A.  
4301 E. 53rd St.  
Davenport, IA 52807

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated January 26, 2015, is made and executed between JMP Leasing, LLC, an Illinois limited liability corporation (referred to below as "Grantor") and American Bank and Trust Company, N.A., whose address is 2401 Kaneville Road Suite 12, Geneva, IL 60134 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 26, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage dated 10/26/2015 and recorded on 11/10/2015 as Document No. 1531447046.**

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

**PARCEL 1:**

LOTS 30, 31 AND 32 AND THE SOUTHERLY 5 FEET OF LOT 33 AND THE NORTH 5 FEET OF LOT 18 AND ALSO LOTS 17 AND 16 AND THAT PART OF LOT 15 LYING SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 5 FEET OF SAID LOT 33 AS EXTENDED WESTERLY IN BLOCK 1 IN KOMAREK'S WEST 22ND STREET 7TH ADDITION BEING A SUBDIVISION OF THE NORTH 1040 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

ALL THAT PART OF VACATED ALLEY ADJOINING LOTS 30, 31 AND 32 AND THE SOUTHERLY 5 FEET OF LOT 33 AND LOTS 16 AND 17 AND THE NORTHERLY 5 FEET OF SAID LOT 18 AND SOUTHERLY 5 FEET OF LOT 15 IN BLOCK 1 IN KOMAREK'S WEST 22ND STREET 7TH ADDITION BEING A SUBDIVISION OF THE NORTH 1040 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## MODIFICATION OF MORTGAGE (Continued)

The Real Property or its address is commonly known as 3030 S. 25th Ave., Broadview, IL 60155. The Real Property tax identification number is 15-28-206-047.

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

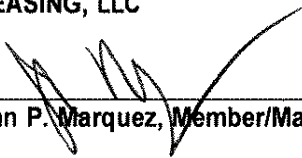
**Secured credit shall be increased from \$282,000.00 to \$320,572.07.**

**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 JANUARY 26, 2023.**

**GRANTOR:**

**JMP LEASING, LLC**

By:   
John P. Marquez, Member/Manager of JMP Leasing, LLC

**LENDER:**

**AMERICAN BANK AND TRUST COMPANY, N.A.**

X   
Kenneth C. Eichwald, Vice President

DeKalb County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

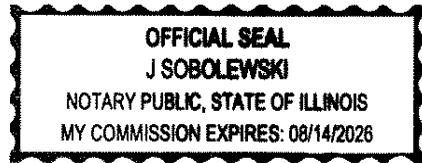
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 26<sup>th</sup> day of January, 2023 before me, the undersigned Notary Public, personally appeared Kenneth C. Eichwald and known to me to be the **Vice President**, authorized agent for **American Bank and Trust Company, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **American Bank and Trust Company, N.A.**, duly authorized by **American Bank and Trust Company, N.A.** 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 **American Bank and Trust Company, N.A.**

By J. Sobolewski Residing at IL

Notary Public in and for the State of IL

My commission expires 8/14/2026



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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

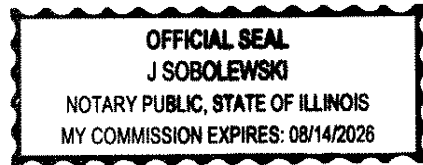
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 26th day of January, 2023 before me, the undersigned Notary Public, personally appeared **John P. Marquez, Member/Manager of JMP Leasing, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By J. Sobolewski Residing at IL

Notary Public in and for the State of IL

My commission expires 8/14/2026



PROPERTY OF COOK County Clerk's Office