

# UNOFFICIAL COPY

Doc#: 2128613099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/13/2021 02:31 PM Pg: 1 of 6

**RECORDATION REQUESTED BY:**  
Merchants and Manufacturers  
Bank  
Commercial Banking Division  
One Mid America Plaza - Suite  
140  
Oakbrook Terrace, IL 60181

**WHEN RECORDED MAIL TO:**  
Merchants and Manufacturers  
Bank  
Commercial Banking Division  
One Mid America Plaza - Suite  
140  
Oakbrook Terrace, IL 60181

**SEND TAX NOTICES TO:**  
Merchants and Manufacturers  
Bank  
Commercial Banking Division  
One Mid America Plaza - Suite  
140  
Oakbrook Terrace, IL 60181

**FOR RECORDER'S USE ONLY**

NCS 756335

**This Modification of Mortgage prepared by:**  
Merchants and Manufacturers Bank  
One Mid America Plaza - Suite 140  
Oakbrook Terrace, IL 60181

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated September 30, 2021, is made and executed between Southport Acquisitions, L.L.C., an Illinois limited liability company, whose address is 130 East Randolph Street, Suite 2100, Chicago, IL 60601 (referred to below as "Grantor") and Merchants and Manufacturers Bank, whose address is One Mid America Plaza - Suite 140, Oakbrook Terrace, IL 60181 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 29, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage recorded May 12, 2016 in the office of the Cook County Recorder as document #1613319106 and re-recorded May 16, 2016 as document #1613722054.**

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

LOT 6 IN BLOCK IN BLOCK 3 IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3245 N. Southport Avenue, Chicago, IL 60657. The Real Property tax identification number is 14-20-326-005-0000.

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

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## MODIFICATION OF MORTGAGE (Continued)

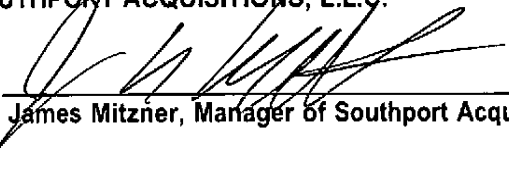
Increase Principal Amount from \$680,000.00 to \$1,443,750.00.

**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 endorser 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 SEPTEMBER 30, 2021.**

GRANTOR:

SOUTHPORT ACQUISITIONS, L.L.C.

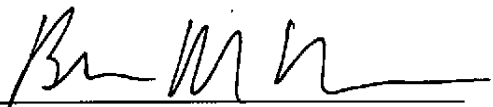
By:   
James Mitzner, Manager of Southport Acquisitions, L.L.C.

CA MANAGER, LLC, Manager of Southport Acquisitions, L.L.C.

By: \_\_\_\_\_  
Anthony J. DiBiase, Jr., Authorized Signer of CA Manager, LLC

LENDER:

MERCHANTS AND MANUFACTURERS BANK

x   
Authorized Signer

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

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Increase Principal Amount from \$680,000.00 to \$1,443,750.00.

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**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 30, 2021.**

**GRANTOR:**

**SOUTHPORT ACQUISITIONS, L.L.C.**


By: \_\_\_\_\_  
James Mitzner, Manager of Southport Acquisitions, L.L.C.

**CA MANAGER, LLC, Manager of Southport Acquisitions, L.L.C.**

By:  \_\_\_\_\_  
Anthony J. DiBiase, Jr., Authorized Signer of CA Manager, LLC

**LENDER:**

**MERCHANTS AND MANUFACTURERS BANK**

x  \_\_\_\_\_  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 30<sup>th</sup> day of September, 2021 before me, the undersigned Notary Public, personally appeared **James Mitzner, Manager of Southport Acquisitions, L.L.C.**, 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 [Signature] Residing at Cook

Notary Public in and for the State of Illinois

My commission expires 10/05/21



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20th day of September, 2021 before me, the undersigned Notary Public, personally appeared **Anthony J. DiBiase, Jr., Authorized Signer of CA Manager, LLC, Manager of Southport Acquisitions, 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 [Signature] Residing at Chicago, IL  
 Notary Public in and for the State of Illinois

My commission expires 10/1/2024



PROPOSED OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

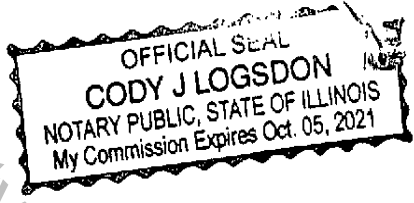
STATE OF Illinois )  
 )  
 COUNTY OF DeWitt ) SS  
 )

On this 30<sup>th</sup> day of September, 2021 before me, the undersigned Notary Public, personally appeared Brian M. Kern and known to me to be the Sr. Vice President, authorized agent for **Merchants and Manufacturers Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Merchants and Manufacturers Bank**, duly authorized by **Merchants and Manufacturers 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 **Merchants and Manufacturers Bank**.

By [Signature] Residing at Cook

Notary Public in and for the State of Illinois

My commission expires 10/05/21



Cook County Clerk's Office