

# UNOFFICIAL COPY

Doc#. 2317933330 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/28/2023 01:43 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
First Secure Bank and Trust  
Co.  
MAIN BRANCH  
10360 S Roberts Road  
Palos Hills, IL 60465

**WHEN RECORDED MAIL TO:**  
First Secure Bank and Trust  
Co.  
MAIN BRANCH  
10360 S Roberts Road  
Palos Hills, IL 60465

**SEND TAX NOTICES TO:**

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:  
Joseph C. Garro, Commercial Loan Processor  
First Secure Bank and Trust Co.  
10360 S Roberts Road  
Palos Hills, IL 60465

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 6, 2023, is made and executed between Manual Cinema, LLC, an Illinois limited liability company, whose address is 2415 W. 19th Street, Suite 1A-2, Chicago, IL 60608 (referred to below as "Grantor") and First Secure Bank and Trust Co., whose address is 10360 S Roberts Road, Palos Hills, IL 60465 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 9, 2023 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded May 17, 2023 as Document Number 2313745243 in the Office of the Cook County Clerk.

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

LOT 2 IN BLOCK 58 IN THOMAS AND JOHN D. PARKER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2203 W. 21st Street, Chicago, IL 60608. The Real Property tax Identification number is 17-19-319-023-0000.

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

The Principal Amount of the Promissory Note is decreased to \$221,840.00.

**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

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11660041

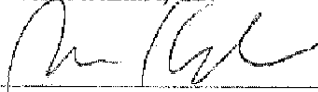
Page 2

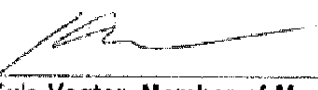
respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit 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 JUNE 6, 2023.**

GRANTOR:

MANUAL CINEMA, LLC

By:   
Benjamin Kauffman, Member of Manual Cinema, LLC

By:   
Kyle Vegter, Member of Manual Cinema, LLC


By:   
Sarah Fornace, Member of Manual Cinema, LLC

By:   
Julia Miller, Member of Manual Cinema, LLC

By:   
Drew Dir, Member of Manual Cinema, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11660041

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF Cook County

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On this 08 day of June, 2023 before me, the undersigned Notary Public, personally appeared **Benjamin Kauffman, Member of Manual Cinema, LLC; Kyle Vegter, Member of Manual Cinema, LLC; Sarah Fornace, Member of Manual Cinema, LLC; Julia Miller, Member of Manual Cinema, LLC; and Drew Dir, Member of Manual Cinema, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at Chase Bank

Notary Public in and for the State of IL

My commission expires Mar 17, 2027

PROPOSED COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11660041

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### LENDER ACKNOWLEDGMENT

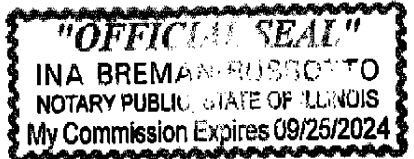
STATE OF IL )  
 )  
 COUNTY OF COOK ) SS  
 )

On this 15 day of June, 2023 before me, the undersigned Notary Public, personally appeared MARK MADJECKI and known to me to be the \_\_\_\_\_, authorized agent for **First Secure Bank and Trust Co.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Secure Bank and Trust Co.**, duly authorized by **First Secure Bank and Trust Co.** 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 **First Secure Bank and Trust Co.**

By [Signature] Residing at Hoffman Estates

Notary Public in and for the State of IL

My commission expires 9.25.24



County Clerk's Office