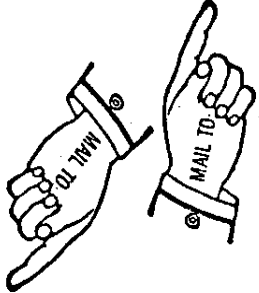




FOSTER BANK
5225 N. KEDZIE AVENUE
CHICAGO, IL 60625
773-588-3355 (Lender)



MODIFICATION AND
EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
Hong Je Cho Joo Hee Cho		Koam Enterprises, Inc.	
ADDRESS		ADDRESS	
4912-16 North Lincoln Ave Chicago, IL 60659		4912-16 North Lincoln Ave Chicago, IL 60659	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
773/907-8197		773/907-8197	

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 5TH day of FEBRUARY, 2001, is executed by and between the parties indicated below and Lender.

A. On JANUARY 21, 2000, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of FIFTY THOUSAND AND NO/100 Dollars (\$ 50,000.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date FEBRUARY 1, 2000 as Document No. 00081079 in the records of the Recorder's (Registrar's) Office of Cook County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated n/a executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to FEBRUARY 5, 2002, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of FEBRUARY 5, 2001, the unpaid principal balance due under the Note was \$ 49,830.00, and the accrued and unpaid interest on that date was \$ n/a.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

REI TITLE SERVICES # 2898071
1 OF 2

-3-

UNOFFICIAL COPY

SCHEDULE A

THAT PART OF LOT 32 IN THE TOWN OF BOWMANVILLE, BEING A SUBDIVISION OF PART OF THE E 1/4 & ALL OF THE SW 1/4 OF THE SE 1/4 IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED 11/12/55 IN BOOK 98 OF MAPS PAGE 20, DESCRIBED AS FOLLOWS: BEGINNING OF THE WESTERLY SIDE OF LINCOLN AVENUE 97 1/2 FEET NORTHWESTERLY FROM THE SE CORNER OF SAID LOT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID AVENUE 125 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID AVENUE 50 FEET THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID LINCOLN AVENUE 125 FEET TO SAID AVENUE; THENCE SOUTHEASTERLY ON THE W LINE OF SAID AVENUE 50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 1312-16 North Lincoln Avenue
Chicago, IL 60659


10116000

Permanent Index No.(s): 13-12-415-051-0000

SCHEDULE B

GRANTOR: Hong Je Cho

GRANTOR: Joo Hee Cho



Hong Je Cho



Joo Hee Cho

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

UNOFFICIAL COPY

BORROWER: Koam Enterprises, Inc.

BORROWER: Koam Enterprises, Inc.

[Signature]
Hong Je Cho
President

BORROWER:

[Signature]
Joo Hee Cho
Secretary

BORROWER:

BORROWER:

BORROWER:

10116035

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

[Signature]
Hong Je Cho

GUARANTOR:

[Signature]
Joo Hee Cho

GUARANTOR:

LENDER: FOSTER BANK

[Signature]
Seikeun Ahn
Loan Officer

State of Illinois)
County of Cook) ss.

State of Illinois)
County of Cook) ss.

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hong Je cho & Joo Hee cho personally known to me to be the same persons whose names _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this on 2/5/2001 by Seikeun Ahn as Loan officer on behalf of the Foster Bank

Given under my hand and official seal, this 5th day of February, 2001

Given under my hand and official seal, this 5th day of February, 2001

[Signature]
Notary Public
OFFICIAL SEAL
JAE H. KONG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-21-2004

[Signature]
Notary Public
Commission expires
OFFICIAL SEAL
JAE H. KONG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-21-2004

Prepared by and return to: Jay Kong/Foster Bank 5225 N. Kedzie Ave., Chicago IL 60625