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Cook County Recorder 25.00



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

MODIFICATION AND
EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
Bob H. Lu Adele Ru A/K/A ADELE RUI		Sina International Corporation	
ADDRESS		ADDRESS	
2408 Fabish Court Schaumburg, IL 60193		1970 South Carboy Road Mt. Prospect, IL 60056	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
847/301-9266		847/364-9920	

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 9TH day of MARCH, 2001, is executed by and between the parties indicated below and Lender.

A. On JANUARY 6, 1999, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of TWO HUNDRED THOUSAND AND NO/100 Dollars (\$ 200,000.00), 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 Cook at Page Filing date JANUARY 12, 1999 as Document No. 99033511 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 MARCH 9, 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 MARCH 9, 2001, the unpaid principal balance due under the Note was \$ 50,000.00, 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:

BOX 169

REI TITLE 101439
LOF

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SCHEDULE A

LOT 13 IN COUNTRY GROVE UNIT 2, A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1987 AS DOCUMENT 87649897, IN COOK COUNTY, ILLINOIS

Address of Real Property: 2408 Fabish Court
Schaumburg, IL 60193

Permanent Index No.(s): 07-19-302-013-0000

SCHEDULE B

GRANTOR: Bob H. Lu

GRANTOR: Adele Ru A/K/A ANDELE RUI

Bob H. Lu

Adele Ru

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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BORROWER: Sina International Corporation

BORROWER: Sina International Corporation

[Signature]
Bob H. Lu
President

[Signature]
Adele Liu
Secretary

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

[Signature]
Bob H. Lu

[Signature]
Adele Liu

GUARANTOR:

GUARANTOR:

LENDER: FOSTER BANK

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 this
HEREBY CERTIFY that Bob H. Lu & Adele Liu personally known to me to be the same
persons whose names Bob H. Lu & Adele Liu
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 by Seikeun Ahn
as Loan officer
on behalf of the Foster Bank

Given under my hand and official seal, this 9th day of March, 2001

Given under my hand and official seal, this 9th day of March, 2001

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

[Signature]
Notary Public
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