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Cook County Recorder 25.00



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

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MODIFICATION AND
EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
Sang Jin Ha		Sang Jin Ha d/b/a Track Sports	
ADDRESS		ADDRESS	
6326 South Halsted Street Chicago, IL 60621		6326 South Halsted Street Chicago, IL 60621	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
847-562-8508		773-488-2022	

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 11TH day of JULY, 2001, is executed by and between the parties indicated below and Lender.

A. On APRIL 14, 1999, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE HUNDRED THOUSAND AND NO/100 Dollars (\$ 100,000.00), 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 APRIL 29, 1999 as Document No. 99411540 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 Grantor 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 JULY 11, 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 JULY 11, 2001, the unpaid principal balance due under the Note was \$ 40,000.00, 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 333-CTT

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SCHEDULE A

LOT 36 (EXCEPT THE SOUTH 15.64 FEET THEREOF) ALL OF LOT 37 AND THE SOUTH 6.50 FEET OF LOT 38, IN BLOCK 1 IN LUCY M. GREEN ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Address of Real Property: 6324-26 South Halsted Street
Chicago, IL 60621

Permanent Index No.(s): 20-20-207-032

SCHEDULE B

10683201

GRANTOR: Sang Jin Ha


Sang Jin Ha

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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ROSENBERG

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