

UNOFFICIAL COPY

Foster Bank
5225 N. Kedzie Ave.
Chicago, IL 60625
773-588-3355

(Lender)



0317728145

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/26/2003 02:56 PM Pg: 1 of 3

30X169

REI Title 202720 MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR: HYUN SEONG KIM IN SOOK KIM	BORROWER: HYUN SEONG KIM IN SOOK KIM
ADDRESS 785 SUFFOLK CT HOFFMAN ESTATES, IL 60195	ADDRESS 785 SUFFOLK CT HOFFMAN ESTATES, IL 60195

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 16TH day of OCTOBER 2002, is executed by and between the parties indicated below and Lender.

- A. On JULY 6, 2001, 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 covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date JULY 16, 2001 as Document No. 0010625823 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 JULY 6, 2006, 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 OCTOBER 15, 2002, the unpaid principal balance under the Note was \$ 15,000.00 , and the accrued and unpaid interest on that date was \$ 91.09 .
 - (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described in 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 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:

**HOME EQUITY LINE INCREASED FROM \$50,000.00 TO \$150,000.00 ON OCTOBER 16, 2002.
RATE CHANGED TO PRIME + 1.0% WITH A FLOOR RATE OF 5.00% AND CEILING RATE OF 15.75%.**

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SCHEDULE A


LOT 19 IN BLOCK 13 IN WINSTON KNOLLS UNIT NUMBER 3, BEING A SUBDIVISION OF PARTS OF SECONDS 19, 20, 29 AND SECTION 30, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 23, 1970 AS DOCUMENT NUMBER 21065060, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 785 SUFFOLK CT
HOFFMAN ESTATES, IL 60195

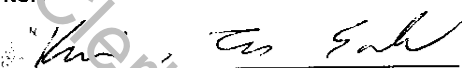
Permanent Index No(s).: 02-20-310-019-0000

SCHEDULE B

Grantor:


HYUN SEONG KIM

Grantor


IN SOOK KIM

Property of Cook County Clerk's Office

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Borrower:

[Signature]
HYUN SEONG KIM

Borrower:

[Signature]
IN SOOK KIM

Guarantor:

Guarantor:

Guarantor:

Guarantor:

Lender: Foster Bank

[Signature]
LISA KANG
LOAN OFFICER

State of Illinois)
County of Cook)
ss.

State of Illinois)
County of Cook)
ss.

I, the undersigned Notary public in and
For said County, in the State aforesaid, DO HEREBY
CERTIFY that Hyun Seong Kim & In Sook Kim
personally known to me to be the same
person S whose name S
subscribed to the foregoing instrument, appeared
before me this day in person and acknowledged that
+ they signed, sealed
and delivered the said instrument as
free and voluntary act, for the uses and purposes herein
set forth.

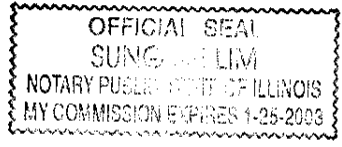
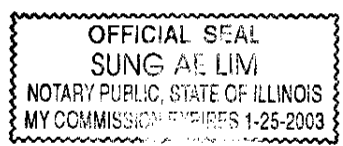
The foregoing instrument was acknowledged before me
this October, 23, 2002
by _____
Lisa Kang
as Loan Officer
on behalf of the Foster Bank

Given under my hand and official seal, this 23rd
day of October 2002.

Given under my hand and official seal, this 23rd
day of October 2002.

[Signature]
Notary Public

[Signature]
Notary Public



Commission expires: _____

Commission expires: _____

Prepared by and Return to: CHEE-SOO KIM / FOSTER BANK 5225 N. KEDZIE AVE., CHICAGO, IL 60625