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Foster Bank
5225 N. Kedzie Ave.
Chicago, IL 60625
773-588-3355
#7014780

(Lender)



Doc#: 0330440098
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/31/2003 12:06 PM Pg: 1 of 4



MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR:	BORROWER:
CHUL SOO CHOI JAE OK CHOI	CHUL SOO CHOI JAE OK CHOI
ADDRESS	ADDRESS
5220 OAKTON ST #302 SKOKIE, IL 60076	5220 OAKTON ST #302 SKOKIE, IL 60076 Real Estate Index <u>R1034159</u>

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 17TH day of OCTOBER 2003, is executed by and between the parties indicated below and Lender.

- A. On January 1st, 2003, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of TEN THOUSAND AND NO/100 Dollars (\$ 10,000.00), 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 FEBRUARY 10TH, 2003 as Document No. 0030198933 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 January 21st, 2008, 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 17, 2003 the unpaid principal balance under the Note was \$ 1,000.00, and the accrued and unpaid interest on that date was \$ 3.82.
 - (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 \$10,000.00 TO \$70,000.00 ON OCTOBER 17, 2003
RATE CHANGED FROM PRIME + 0.75% TO PRIME +1.25% WITH 5% FLOOR RATE

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SCHEDULE A

SEE ATTACHED

Address of Real Property: 5220 OAKTON ST #302 SKOKIE, IL 60076

Permanent Index No(s): 10-21-330-035-1019

SCHEDULE B

Grantor:

Chul Soo Choi
CHUL SOO CHOI

Grantor:

Jae Ok Choi
JAE OK CHOI

Property of Cook County Clerk's Office

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Borrower:

Chul Soo Choi
CHUL SOO CHOI

Borrower:

Jae Ok Choi
JAE OK CHOI

Guarantor:

Guarantor:

Guarantor:

Guarantor:

Lender: Foster Bank

Lisa Kang
LISA KANG
LOAN OFFICER

State of Illinois)
County of Cook) ss.

State of Illinois)
County of Cook) ss.

I, Soo D. Yi, a Notary public in and
For said County, in the State aforesaid, DO HEREBY
CERTIFY that Chul Soo Choi & Jae Ok Choi
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
the Y 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 _____ by _____
Lisa Kang
as Loan Officer
on behalf of the Foster Bank

Given under my hand and official seal, this 17th
day of October 2003

Given under my hand and official seal, this 17th
day of October 2003

Soo D Yi
Notary Public

Chee-Soo Kim
Notary Public



Commission expires: _____



Commission expires: _____

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

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CHICAGO TITLE INSURANCE COMPANY
ALTA RESIDENTIAL LIMITED COVERAGE
JUNIOR LOAN POLICY

LEGAL DESCRIPTION (CONTINUED)

POLICY NO.: 1580 R1034159 01580

UNIT NUMBER 202 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 28 AND THE WEST 59.5 FEET OF LOT 29 IN SUBDIVISION OF LOT 25 AND THE SOUTH 30.0 FEET OF LOT 18 IN OWNERS SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1972 AND KNOWN AS TRUST NUMBER 2255 AND NOT INDIVIDUALLY, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22321324; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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IV

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