

UNOFFICIAL COPY



Doc#: 0407040351
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/10/2004 12:58 PM Pg: 1 of 3

Foster Bank
5225 N. Kedzie Ave.
Chicago, IL 60625

773-588-3355 (Lender)
#7015621



BOX 169

MODIFICATION AND EXTENSION OF MORTGAGE

RE# 213191

GRANTOR:	BORROWER:
PHILLIP H. KIM CHUNG SUK KIM	PHILLIP H. KIM CHUNG SUK KIM
ADDRESS	ADDRESS
3150 ELDER CT. NORTHBROOK, IL 60062	3150 ELDER CT. NORTHBROOK, IL 60062

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 27TH day of FEBRUARY 2004, is executed by and between the parties indicated below and Lender.

- A. On MAY 23, 2003, 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 FIFTY THOUSAND AND NO/100 Dollars (\$ 150,000.00), 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 9, 2003 as Document No. 0319042101 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 MAY 23, 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 FEBRUARY 27, 2004 the unpaid principal balance under the Note was \$ 35,306.74 and the accrued and unpaid interest on that date was \$ 243.99.
 - (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 \$150,000.00 TO \$296,000.00 ON FEBRUARY 27, 2004
***RATE CHANGED FROM PRIME -0.25% TO PRIME +0.625% WITH AUTODEBIT ACCOUNT
AND WITH FLOOR RATE OF 4.00%***

UNOFFICIAL COPY

SCHEDULE A

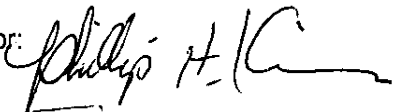
LOT 54 IN HEATHERCREST UNIT FIVE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTIN 17, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 3150 ELDER CT, NORTHBROOK, IL 60062

Permanent Index No(s): 04-17-215-009-0000

SCHEDULE B

Grantor:



PHILLIP H. KIM

Grantor:



CHUNG SUK KIM

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Borrower:

Phillip H. Kim
PHILLIP H. KIM

Guarantor:

Guarantor:

Borrower:

Chung Suk Kim
CHUNG.SUK.KIM

Guarantor:

Guarantor:

Lender: Foster Bank

Lisa Kang
LISA KANG
LOAN OFFICER

State of Illinois)

County of Cook)

State of Illinois)

County of Cook)

I, Soo D Yi, a Notary public in and
For said County, in the State aforesaid, DO HEREBY
CERTIFY that Phillip H. Kim & Chung Suk
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 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 A.P. / Loan Officer

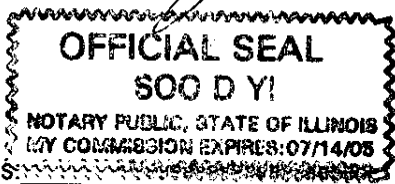
on behalf of the Foster Bank

Given under my hand and official seal, this 27th
day of February 2004

Given under my hand and official seal, this 27th
day of February 2004

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