

# UNOFFICIAL COPY

**Foster Bank**  
 5225 N. Kedzie Ave.  
 Chicago, IL 60625  
 773-588-3355 (Lender)  
 Loan #7011281



Doc#: 0518040122  
 Eugene "Gene" Moore Fee: \$28.00  
 Cook County Recorder of Deeds  
 Date: 06/29/2005 01:11 PM Pg: 1 of 3

## MODIFICATION AND EXTENSION OF MORTGAGE

REF# 221537

GRANTOR:	BORROWER:
IN SOO LEE SUN JA LEE	IN SOO LEE SUN JA LEE
ADDRESS	ADDRESS
1928 DEERCREST LN NORTHBROOK, IL 60062	1928 DEERCREST LN NORTHBROOK, IL 60062

**THIS MODIFICATION AND EXTENSION OF MORTGAGE**, dated the 10TH day of JUNE 2005, is executed by and between the parties indicated below and Lender.

- A. On JUNE 8, 2004, 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 covering the real property described on Schedule A below ("Property") and recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ Filing date JUNE 25, 2004 as Document No. 0417740336 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 Guarant, 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 JUNE 8, 2009 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 JUNE 10, 2005, the unpaid principal balance under the Note was \$ 158,814.41, and the accrued and unpaid interest on that date was \$ 1,040.98.
  - (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 \$200,000 TO \$500,000.00\*\*\***  
**\*\*\*RATE CHANGING FROM PRIME WITH FLOOR RATE OF 4.00%**  
**TO PRIME +0.25% WITH FLOOR RATE OF 5.00%\*\*\***

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## SCHEDULE A

LOT 10 IN DEERCREST ESTATES, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED JULY 10, 1991 AS DOCUMENT NO. 91342735, IN COOK COUNTY, ILLINOIS.


Address of Real Property: 1928 DEERCREST LN, NORTHBROOK, IL 60062

Permanent Index No(s): 04-17-100-053-0000


Property of Cook County Clerk's Office

## SCHEDULE B

Grantor:

  
IN SOO LEE

Grantor:

  
SUN JA LEE

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Borrower:

In Soo Lee

IN SOO LEE

Borrower:

Sun Ja Lee

SUN JA LEE

Guarantor:

\_\_\_\_\_

Guarantor:

\_\_\_\_\_

Guarantor:

\_\_\_\_\_

Guarantor:

\_\_\_\_\_

Lender: Foster Bank

[Signature]

LISA KANG  
LOAN OFFICER

State of Illinois )

County of Cook ) ss.

State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) ss.

I, the undersigned, a Notary public in and For said County, in the State aforesaid, DO HEREBY CERTIFY that In Soo Lee & Sun Ja Lee personally known to me to be the same persons 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 \_\_\_\_\_ as \_\_\_\_\_ on behalf of the \_\_\_\_\_.

Given under my hand and official seal, this 10<sup>th</sup> day of June 2005

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_

[Signature]  
Notary Public

Notary Public



Commission expires: \_\_\_\_\_

Commission expires: \_\_\_\_\_

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