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THIS DOCUMENT PREPARED BY:

Foster Bank
5225 N. Kedzie Avenue
Chicago, IL 60625

Doc#: 0603933150 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2006 10:43 AM Pg: 1 of 5

AFTER RECORDING MAIL TO:

FOSTER BANK/MARK KIM
LOAN#4062000
5225 N. KEDZIE AVENUE
CHICAGO, ILLINOIS 60625

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8343806 DB

EXTENSION AND MODIFICATION AGREEMENT

This Indenture, made this 30th day of November 2005, by and between **FOSTER BANK**, an Illinois Banking Corporation, 5225 North Kedzie Avenue, Chicago, Illinois 60625, the owner of the mortgage hereinafter described, and **Byo Sup Kwon and Hung Hee Kwon**, representing himself or themselves to be the owner or owners of the real estate hereinafter and in said deed described ("Owner"),

W I T N E S S E T H:

1. The parties hereby agree to modify the amount of the Note and extend the time of payment of the indebtedness evidenced by the principal promissory note or notes of **The Source of Apparel, Inc.**, as amended or modified, secured by a mortgage recorded **November 5, 2004**, in the office of the Recorder of Cook County, Illinois, as document number **0431034059** conveying to FOSTER BANK, an Illinois banking corporation certain real estate in Cook County, Illinois described as follows:

THE LGGAL DESCRIPTION OF THE PROPERTY IS:

LOT 9 OF "THE COURTS", A SUBDIVISION OF THE SOUTH 726.0 FEET OF THE EAST 300 FEET OF THE WEST 732.50 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO OF PART OF LOT 33 IN STONEHEDGE BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21 AFORESAID, ACCORDING TO THE PLAT

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MWD

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Box 334

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THEREOF RECORDED JULY 21, 1976 AS DOCUMENT 23567885 IN COOK COUNTY, ILLINOIS

Commonly known as: **2472 Greenview Road**
Northbrook, IL 60062

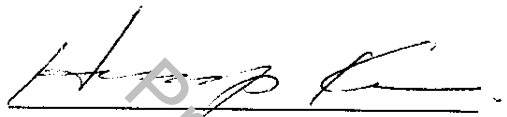
Permanent Index Number(s): 04-21-109-026-0000

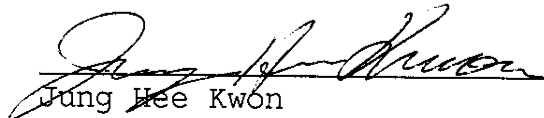
2. The amount remaining unpaid on the indebtedness is **FIVE HUNDRED FIFTY THOUSAND AND NO CENTS UNITED STATES DOLLARS (\$1,000,000.00)**.
3. Said indebtedness of **\$1,000,000.00** shall be paid on or before **October 11, 2006** as provided in the Revolving Credit Note, or notes, copies of which is attached hereto as **Exhibit B**.
4. **The loan amount has been increase from \$1,000,000 to \$1,100,000**
5. If any part of said indebtedness or interest thereon be not paid at the maturity thereof as provided in the promissory note or notes, or if default in the performance of any other covenant of the Owner shall continue after written notice thereof, the entire principal sum secured by said mortgage, together with the then accrued interest thereon, shall, without notice, at the option of the holder or holders of said principal note or notes, become due and payable, in the same manner as if said extension had not been granted.
6. This Extension Agreement is supplementary to said mortgage. All the provisions thereof and of the principal note or notes, including the right to declare principal and accrued interest due for any cause specified in said mortgage or notes, but not including any prepayment privileges unless herein expressly provided for, shall remain in full force and effect except as herein expressly modified. The Owner agrees to perform all the covenants of the grantor or grantors in said mortgage. The provisions of this indenture shall inure to the benefit of any holder of said principal note or notes and interest notes and shall bind the heirs, personal representatives and assigns of the Owner. The Owner hereby waives and releases all rights and benefits under and by virtue of the Homestead Exemption Laws of

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the State of Illinois with respect to said real estate. If the Owner consists of two or more persons, their liability hereunder shall be joint and several.

IN TESTIMONY WHEREOF, the parties hereto have signed, sealed and delivered this indenture the day and year first above written.


Hyo Sup Kwon


Jung Hee Kwon

Address: 2472 Greenview Road
Northbrook, IL 60062

STATE OF ILLINOIS)

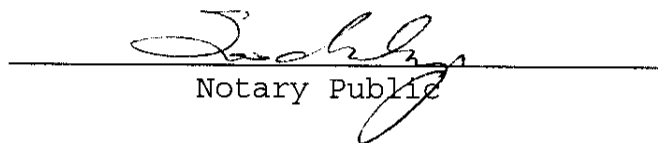
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hyo Sup Kwon and Jung Hee Kwon, who are personally known to me to be the same person(s) whose name(s) are 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 therein set forth.

GIVEN under my hand and Notarial, seal this 20th day of November, 2005.



My Commission Expires:


Notary Public

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EXHIBIT "B"

AMENDMENT/EXTENTION TO REVOLVING CREDIT NOTE

Date of Note: October 11, 2004

Amount of Note: \$1,000,000.00

Interest Rate: Prime + 0.5% (floor rate of 5.0%)

Maturity Date: October 11, 2005

Borrower/Mortgagor: The Source of Apparel

Collateral:

- 1) First mortgage against a residential property located at 2472 Greenview RD, Northbrook, IL 60062
- 2) First position UCC/Security agreement on all inventory and second position on account receivables of the borrower.
- 3) First position on assignment of life insurance in the amount of \$650,000.

Lender/Mortgagee: Foster Bank, an Illinois banking corporation

In consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, the Borrower and Lender do hereby agree to amend the above identified Note as follows:

New Loan Amount: \$1,100,000.00
New Maturity Date: October 11, 2006

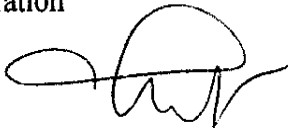
All other terms and conditions of the Note shall remain the same.

Dated this 30th day of November, 2005

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Lender/Mortgagee:

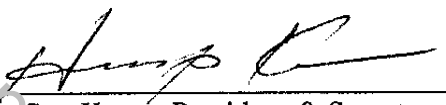
FOSTER BANK, an Illinois banking Corporation

BY: 

TITLE: VP / Loan Officer

Borrower/Mortgagor:

The Source of Apparel

BY: 
Hyo Sup Kwon, President & Secretary

Property of Cook County Clerk's Office