

UNOFFICIAL COPY

Foster Bank /Chee-Soo Kim
5225 N. Kedzie Ave.
Chicago, IL 60625
773-588-3355 (Lender)
#7019656



Doc#: 0613635263 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/16/2006 10:14 AM Pg: 1 of 4

CTIC-HE

MODIFICATION AND EXTENSION OF MORTGAGE

023073

GRANTOR: YANG SOOK KANG MARRIED TO WOOD HO KANG	BORROWER: YANG SOOK KANG WOOD HO KANG
ADDRESS 10381 DEARLOVE #21 GLENVIEW, IL 60025	ADDRESS 10381 DEARLOVE #21 GLENVIEW, IL 60025

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 18TH day of April 2006, is executed by and between the parties indicated below and Lender.

- A. On OCTOBER 7, 2004, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of EIGHTY THOUSAND AND NO/100 Dollars (\$ 80,000.00), 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 OCTOBER 28, 2004 as Document No. 0430220185 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 OCTOBER 7, 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 APRIL 18, 2006 the unpaid principal balance under the Note was \$ 75,580.83, and the accrued and unpaid interest on that date was \$ 860.91.
 - (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 INCREASING FROM \$80,000.00 TO \$126,000.00 ON APRIL 18, 2006
RATE CHANGING FROM PRIME +0.75 TO PRIME +0.625 WITH FLOOR RATE OF 5.00%

4K9

BOX 334 CTI

UNOFFICIAL COPY

SCHEDULE A

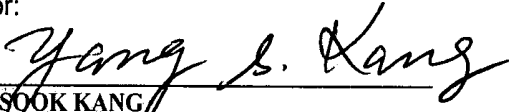
SEE ATTACHED

Address of Real Property: 10381 DEARLOVE #21, GLENVIEW, IL 60025

Permanent Index No(s): 04-32-402-061-1130

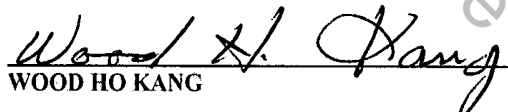
SCHEDULE B

Grantor:



YANG SOOK KANG

Grantor:



WOOD HO KANG

UNOFFICIAL COPY

Borrower:

Yang S. Kang
YANG SOOK KANG

Borrower:

Wood H. Kang
WOOD HO KANG

Guarantor:

Guarantor:

Guarantor:

Guarantor:

Lender: Foster Bank

Samantha L
for LISA KANG
LOAN OFFICER

State of Illinois)
County of Cook)
ss.

State of Illinois)
County of Cook)
ss.

I, Young Hee Han a Notary public in and
For said County, in the State aforesaid, DO HEREBY
CERTIFY that Yang Sook Kang & Wood
Ho Kang 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 4 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 _____
Samantha Lim
as Credit Admin. Officer
on behalf of the Foster Bank

Given under my hand and official seal, this 18th
day of April - 2006

Given under my hand and official seal, this 18th
day of April 2006

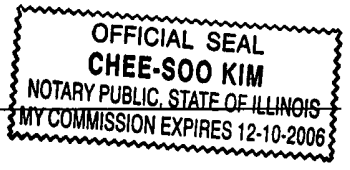
[Signature]
Notary Public

[Signature]
Notary Public

Commission expires: _____



Commission expires: _____



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

UNOFFICIAL COPY

LEGAL

LEGAL AND VESTING

CMOTYCKA-01580
05/11/06

ORDER NUM: 01580-000223073

PRIOR ORDER: 01580-

<PCL 1:

\L\
\L\
UNIT <# 4-209, IN THE REGENCY <CONDO <# 1, AS <DELIN ON THE SURVEY OFPART <OT WEST 30 <ACS <OT <SW4 <OT SOUTH EAST 1/4 OF SECTION 32,
TOWNSHIP 42 NORTH, RANGE 12 <EP, IN <CCI, WHICH SURVEY IS ATTACHED AS
EXHIBIT "E" TO <DECL OF <CONDO REGISTERED IN THE OFFICE <OT REGISTRAR
OF TITLES OF <CCI, <AD <# LR 3112442, <TOG WITH ITS <UNDV PERCENTAGE
<INT IN THE <CMEL AS SET FORTH IN SAID <DECL, AS AMENDED FROM TIME TO
TIME, IN <CCI.\L\
\L\
<PCL 2:\L\
\L\
<ESMTS <APPUR TO AND FOR THE BENEFIT OF <PCL 1 AS SET FORTH IN THE<DECL REGISTERED <AD <# LR 3112442, AS AMENDED FROM TIME TO TIME, AND
AS CREATED BY DEED FROM <NB OF AUSTIN, <ATU <AUG 21, 1968 <KATN 4600
TO EARL M. KIRSHNER AND KATHLEEN A. KIRSHNER, HIS WIFE REGISTERED <AD
<# LR 3202425 FOR <T&E ALL IN <CCI.

<U> SAVE/UPD <P> PLANTLL <Z> TITLSERV <F> PARTIES <Y> PROPERTY

Property of Cook County Clerk's Office