

# UNOFFICIAL COPY



Doc#: 0802811422 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/28/2008 04:13 PM Pg: 1 of 5

**WHEN RECORDED MAIL TO:**

Cathay Bank  
222 West Cermak Road  
Chicago, IL 60016

*LA # 7655226501*

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:

CATHAY BANK  
222 WEST CERMAK ROAD  
CHICAGO, IL 60616

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 1, 2007, is made and executed between Richland Group Enterprises, Inc., whose address is 3016 S. Halsted, Chicago, IL 60608 (referred to below as "Grantor") and CATHAY BANK, whose address is 222 WEST CERMAK ROAD, CHICAGO, IL 60616 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 6, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 10, 2006 recorded/registered in the Recorder's/Registrar's Office of Cook County, in the State of Illinois as Document Number(s) 0628322031.

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in Cook County, State of Illinois:

PARCEL 1: UNIT 2C IN 475 W. 24TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6, 7, AND 8 IN BLOCK 19 IN SOUTH BRANCH ADDITION TO CHICAGO, BEING THE SOUTHEAST FRACTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 15 ACRES FROM THE WEST SIDE AND 8 ACRES FROM THE NORTH END THEREOF) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0529210164 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT 304 IN THE 518-526 W. 26TH STREET CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 1/2 OF LOT 6, ALL OF LOTS 7 AND 8 IN BLOCK 16 IN THE SUBDIVISION OF PART OF BLOCKS 14, 15, 16, 17, 21 AND 23 IN SOUTH BRANCH ADDITION TO CHICAGO OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1855 IN BOOK 98 OF MAPS PAGE 22; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK

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## MODIFICATION OF MORTGAGE

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COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0611045136, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 475 W. 24th Street, Unit #2C, Chicago, IL 60616 and 522 W. 26th Street, Unit #304, Chicago, IL 60616. The Real Property tax identification number is 17-28-115-046-1003; 17-28-127-029-1015.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

1. **Definition of Lender.** Lender is now Cathay Bank, a California Banking Corp., successor interest by merge to New Asia Bank

2. **Definition of Note.** The word "Note" means the Promissory Note dated October 6, 2006 in the original principal amount of \$360,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of and of even date herewith, consolidations of and substitutions thereof.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 1, 2007.**

**GRANTOR:**

**RICHLAND GROUP ENTERPRISES, INC.**

By: \_\_\_\_\_

Francis Wai Choi Yip, President of Richland Group Enterprises, Inc.

By: \_\_\_\_\_

Perry Y Lau, Secretary of Richland Group Enterprises, Inc.

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### CORPORATE ACKNOWLEDGMENT

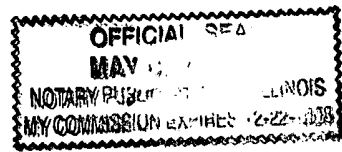
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 3rd day of October, 2007 before me, the undersigned Notary Public, personally appeared **Perry Y Lau, Secretary of Richland Group Enterprises, Inc.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Perry Y. Lau Residing at Chicago, IL

Notary Public in and for the State of ILLINOIS

My commission expires 12-22-2018



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### LENDER ACKNOWLEDGMENT

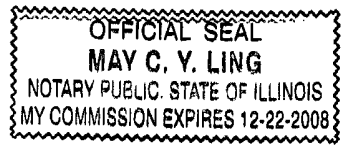
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 3rd day of October, 2007 before me, the undersigned Notary Public, personally appeared Jennifer Link and known to me to be the V.P., authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By May C.Y. Ling Residing at Chicago, IL

Notary Public in and for the State of ILLINOIS

My commission expires 12-22-2008



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LENDER:

CATHAY BANK

X   
 \_\_\_\_\_  
 Authorized Signer

### CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Cook )

On this 3rd day of October, 2003 before me, the undersigned Notary Public, personally appeared **Francis Wai Choi Yip, President of Richland Group Enterprises, Inc.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Francis Wai Choi Yip Residing at Chicago, IL  
 Notary Public in and for the State of ILLINOIS

My commission expires 12-22-2008

