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1000640185

**Illinois Anti-Predatory
Lending Database
Program**

Certificate of Exemption

FIRST AMERICAN TITLE

ORDER # 975726 pe

**Report Mortgage Fraud
800-532-8785**

Doc#: 1000640185 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/06/2010 02:53 PM Pg: 1 of 6

The property identified as: PIN: 10-22-203-005-0000

Address:

Street: 4047-4049 WEST DEMPSTER STREET

Street line 2:

City: SKOKIE

State: IL

ZIP Code: 60076

Lender: FOSTER BANK

Borrower: DONG JOON SHIN AND EUN KYOUNG SHIN

Loan / Mortgage Amount: \$156,215.59

This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 5823CA33-FC6A-4FBA-A5A4-45631CEA37C4

Execution date: 12/01/2009

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THIS DOCUMENT PREPARED BY:

Foster Bank
5225 N. Kedzie Avenue
Chicago, IL 60625

AFTER RECORDING MAIL TO:

FOSTER BANK / AMY CHANG
LOAN DEPARTMENT
5225 N. KEDZIE AVENUE
CHICAGO, ILLINOIS 60625

Loan# 1554400-1

MORTGAGE EXTENSION AGREEMENT

This Indenture, made this 1st day of December, 2009, by and between **FOSTER BANK**, an Illinois Banking Corporation, 5225 North Kedzie Avenue, Chicago, Illinois 60625, the owner of the mortgage hereinafter described, and **Dong Joon Shin and Eun Kyoung Shin, Husband and Wife as Joint Tenants**, representing 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 **Dong Joon Shin and Eun Kyoung Shin**, secured by a mortgage dated November 29, 2004 and recorded January 5, 2005, in the office of the Recorder of Cook County, Illinois, as document number 0500504118, conveying to FOSTER BANK, an Illinois banking corporation certain real estate in Cook County, Illinois described as follows:

LOTS 6 AND 7 IN BLOCK 2 IN A.A. LEWIS EVANSTON GOLF CLUB MANOR, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as address: 4047-4049 West Dempster Street
Skokie, IL 60076

PIN: 10-22-203-005-0000, 10-22-203-004-0000

2. The amount remaining unpaid on the indebtedness is **ONE HUNDRED FIFTY SIX THOUSAND TWO HUNDRED FIFTEEN AND 59/100 UNITED STATES DOLLARS (\$156,215.59)**

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3. The new interest rate of the loan will be **6.50% fixed**; **effective date of new interest rate is December 14, 2009.**

4. Said indebtedness of **\$156,215.59** shall be paid on or before **December 1, 2014** as provided in the Promissory note or notes, copies of which is attached hereto as **Exhibit A.**

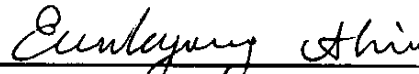
5. If any part of said indebtedness or interest thereon be not paid at the maturity thereof as provided in the promissory note or notes, or if default in the performance of any other covenant of the Owner shall continue after written notice thereof, the entire principal sum secured by said mortgage, 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 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.

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Dong Joon Shin


Eun Kyoung Shin

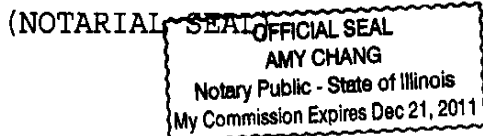
Address for notices:
259 Sheffield Lane
Vernon Hills, IL 60061

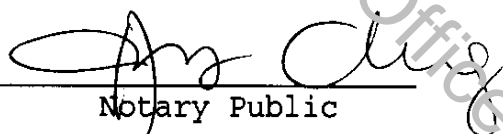
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and the State aforesaid, DO HEREBY CERTIFY that, Dong Joon Shin and Eun Kyoung Shin personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as theirs free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of December, 2009




Notary Public

My commission expires: 12/21/2011

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Loan#1554400-1

EXHIBIT A

**AMENDMENT/EXTENSION
TO
COMMERCIAL MORTGAGE BALOON NOTE**

Date of Note: November 29, 2004
Amount of Note: \$235,000.00
Interest Rate: 6.25 Fixed
Amortized Period: 300 Months
Maturity Date: December 1, 2009

Borrower/Mortgagor: Dong Joon Shin and Eun Kyoung Shin

Lender/Mortgagee: Foster Bank, an Illinois Banking Corporation

In consideration of Ten Dollars and other good 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 amount of Note: **ONE HUNDRED FIFTY SIX THOUSAND TWO
HUNDRED FIFTEEN AND 59/100 UNITED STATES
DOLLARS (\$156,215.59)**

New Interest Rate: 6.50% Fixed
New Monthly Payment: \$1,164.70

New Amortization Period: 240 Months

New Maturity Date: December 1, 2014

Prepayment Penalties: At the option of the Bank, a prepayment penalty of 5% of the loan balance will be assessed on partial principal exceeds \$25,001.00 on the calendar year or full payments during first year, 4% during second year, 3% during third year, 2% during fourth year, and 1% during fifth year.

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Loan#1554400-1

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

Dated this 14th day of December, 2009

Lender/Mortgagee:

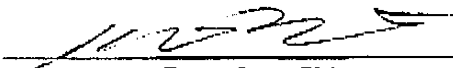
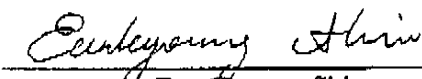
FOSTER BANK, an Illinois banking corporation

BY: 

Tony Hwang

TITLE: Loan Officer

Borrower: Dong Joon Shin and Eun Kyoung Shin


Dong Joon Shin
Eun Kyoung Shin

Property of Cook County Clerk's Office