



1121645017

THIS DOCUMENT PREPARED BY:

Doc#: 1121645017 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/04/2011 09:05 AM Pg: 1 of 5

Foster Bank  
5005 Newport Drive  
Rolling Meadows, IL 60008

AFTER RECORDING MAIL TO:

FOSTER BANK / JASON RHEE  
LOAN DEPARTMENT  
5005 NEWPORT DRIVE  
ROLLING MEADOWS, IL 60008

Loan# 1000821-1

MORTGAGE EXTENSION AGREEMENT

This Indenture, made this 1st day of June, 2011, by and between **FOSTER BANK**, an Illinois Banking Corporation, 5005 Newport Drive, Rolling Meadows Illinois 60008, the owner of the mortgage hereinafter described, and **PETER HAN AND STEPHANIE HAN, AS JOINT TENANTS**, representing himself 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 **PETER HAN AND STEPHANIE HAN**, secured by a mortgage dated May 10, 2006 and recorded May 26, 2006, in the office of the Recorder of Cook County, Illinois, as document number 0614633063, conveying to FOSTER BANK, an Illinois banking corporation certain real estate in Cook County, Illinois described as follows:

**UNIT C1 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN CENTENNIAN II CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 25807751, IN THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

2. The amount remaining unpaid on the indebtedness is **SIXTY SIX THOUSAND SIX HUNDRED NINETY AND 00/100 UNITED STATES DOLLARS (\$66,690.00)**

3. Said indebtedness of **\$66,690.00** shall be paid on or before **June 1, 2016** as provided in the Promissory note or notes, copies of which is attached hereto as **Exhibit A.**

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ST 5086248F1

MWF1

# UNOFFICIAL COPY

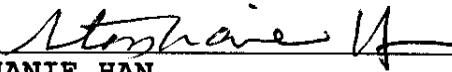
4. If any part of said indebtedness or interest thereon be not paid at the maturity thereof as provided in the promissory note or notes, or if default in the performance of any other covenant of the Owner shall continue after written notice thereof, the entire principal sum secured by said mortgage,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



**PETER HAN**



**STEPHANIE HAN**

Address for notices:  
4322 WEST LAWRENCE AVENUE  
CHICAGO, IL 60630

# UNOFFICIAL COPY

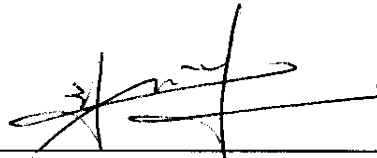
STATE OF ILLINOIS)

COUNTY OF \_\_\_\_\_)

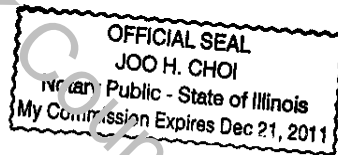
I, the undersigned, a Notary Public in and for the County and the State aforesaid, DO HEREBY CERTIFY that, **PETER HAN AND STEPHANIE HAN, AS JOINT TENANTS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of July, 2011

(NOTARIAL SEAL)

  
\_\_\_\_\_  
Notary Public

My commission expires:



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**UNOFFICIAL COPY****"EXHIBIT A"**

Loan#1000821-1

of

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

(1) Date of Note: May 10, 2006  
 Amount of Note: \$86,000.00  
 Interest Rate: 6.875%  
 Amortized Period: 180 Months  
 Maturity Date: June 1, 2011

Borrower/Mortgagor: **PETER HAN AND STEPHANIE HAN**

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:

Current Balance: **SIXTY SIX THOUSAND SIX HUNDRED NINETY AND 00/100  
 UNITED STATES DOLLARS (\$66,690.00)**

**New Amortized Period: 120 Months**  
**New Maturity Date: June 1, 2016**  
**New Monthly Payment: \$770.04**

Prepayment Penalties: If the Lender receives a prepayment on or before the 1st anniversary of the date of the first payment due date of the Note, the Penalty shall be equal to 5% of the remaining Principal balance of the Note. If the Lender receives a prepayment after the 1st anniversary but on or before the 2nd anniversary of the date of the first payment due date of the Note, the Penalty shall be equal to 4% of the remaining Principal balance of the Note. If the Lender receives a prepayment after the 2nd anniversary but on or before the 3rd anniversary of the date of the first payment due date of the Note, the Penalty shall be equal to 3% of the remaining Principal balance of the Note. If the Lender receives a prepayment after the 3rd anniversary but on or before the 4th anniversary of the date of the first payment due date of the Note, the Penalty shall be equal to 2% of the remaining Principal balance of the Note. If the Lender receives a prepayment after the 4th anniversary of the date of the first payment due date of the Note, but before the due date of the Note, the Penalty shall be equal to 1% of the remaining Principal balance of the Note.

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

# UNOFFICIAL COPY

Loan#1000821-1

Dated this \_\_\_\_\_ day of July, 2011.

Lender/Mortgagee:

FOSTER BANK, an Illinois banking corporation

BY: \_\_\_\_\_

Jun Lee

TITLE: AVP / Loan Officer

Borrower: **PETER HAN AND STEPHANIE HAN**

  
\_\_\_\_\_  
**PETER HAN**

  
\_\_\_\_\_  
**STEPHANIE HAN**

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