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1135010066

THIS DOCUMENT PREPARED BY:

Foster Bank  
5005 Newport Drive  
Rolling Meadows, IL 60008

Doc#: 1135010066 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2011 12:22 PM Pg: 1 of 7

AFTER RECORDING MAIL TO:

FOSTER BANK / JASON RHEE  
LOAN DEPARTMENT  
5005 Newport Drive  
Rolling Meadows, IL 60008

Loan#2061900-1

## MORTGAGE EXTENSION/MODIFICATION AGREEMENT

This Indenture, made this 11th day of February, 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 **GREGORY S. JACKER AND KAREN CHUNG SUN LEE JACKER HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, 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 **CHUNG JIN CORP.**, secured by a mortgage dated **March 18, 2004** and recorded **April 16, 2004**, in the office of the Cook County Recorder of Deeds, Illinois, as document number **0410718005** conveying to FOSTER BANK, an Illinois banking corporation certain real estate in Cook County, Illinois described as follows:

**PARCEL 1:**

**UNIT 3-502 IN THE ONE MILWAUKEE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOTS 2 AND 7 IN THE ONE MILWAUKEE PLACE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00660793 AND AS AMENDED**

12/16/11  
A 00199811  
MWK1

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FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P36-3 AND STORAGE SPACE S-3-502, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00660793.

COMMONLY KNOWN AS: 190 NORTH MILWAUKEE AVENUE, WHEELING, IL

PERMANENT INDEX NO.: 03-02-410-143-1122

2. The amount remaining unpaid on the indebtedness is **TWO HUNDRED FIFTY ONE THOUSAND SIX HUNDRED SIXTY AND 78/100 UNITED STATES DOLLARS (\$251,660.78)**.
3. Said indebtedness of **\$251,660.78** shall be paid on or before **March 18, 2014** as provided in the Promissory note or notes, copies of which is attached hereto as **Exhibit A**.
4. New monthly payment of \$1,000.00 effective January 2011 through December 2011. Regular principal and interest Payment will resume on January 2012.
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

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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.

**GREGORY S. JACKER AND KAREN CHUNG  
SUN LEE JACKER, HUSBAND AND WIFE,  
AS TENANTS BY THE ENTIRETY**

Gregory S. Jacker  
GREGORY S. JACKER

Karen Chung Sun Lee Jacker  
KAREN CHUNG SUN LEE JACKER

Address for notices:

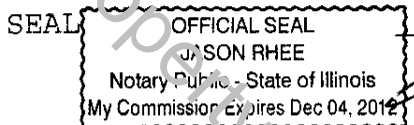
190 NORTH MILWAUKEE AVENUE, #502  
WHEELING, IL 60090

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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, **KAREN CHUNG SUN LEE JACKER**, 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 21<sup>st</sup> day of April, 2011.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12 - 4 - 2012

Property of Cook County Clerk's Office

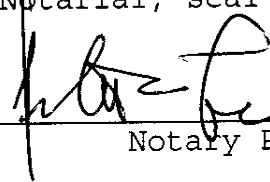
# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
                                  )  
COUNTY OF COOK     )

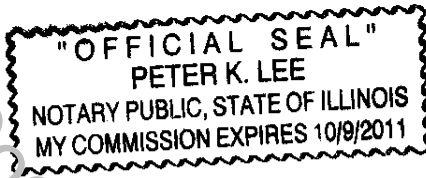
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **GREGORY S. JACKER**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that 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 21<sup>st</sup> day of April, 2011.

SEAL

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

My Commission Expires:



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**EXHIBIT A**

Loan #2061900-1

**AMENDMENT  
TO  
SBA INSTALLMENT NOTE**

- (1) Date of Note: March 18, 2004  
 Amount of Note: \$450,000.00  
 Interest Rate: Prime + 2.0%  
 Amortization Period: 120 Months  
 Maturity Date: March 18, 2014
- (2) Date of Amendment: January 29, 2010  
 New Monthly Payment: Payment of \$2,500.00 per month during December 2009 to November 2010 payments

Borrower/Mortgagor: CHUNG JIN CORP.

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: \$251,660.78

New Monthly Payment: Payment of \$2,500.00 per month during December 2010 to November 2011 payments

\*Regular Principal and Interest payments resume beginning **December 18, 2011**

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

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

Lender/Mortgagee:

FOSTER BANK, an Illinois banking corporation

BY: Tae Gil Lee  
Tae Gil Lee

TITLE: SBA Loan Officer

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Loan #2061900-1

Borrower: CHUNG JIN CORP.

BY: *Kwan-chyng Su Lu Jahn*  
ITS: PRESIDENT

ATTEST: *Ney Jim Oh*  
ITS: SECRETARY

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