

# UNOFFICIAL COPY



Doc#: 1234547032 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/10/2012 02:36 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

BBCN BANK  
CHICAGO OFFICE  
5520 NORTH LINCOLN  
AVENUE  
CHICAGO, IL 60625

**WHEN RECORDED MAIL TO:**

BBCN Bank (Attn: Loan  
Servicing Dept.)  
3731 WILSHIRE BLVD., STE.  
420  
LOS ANGELES, CA 90010

**SEND TAX NOTICES TO:**

BBCN Bank ( Attn: Loan  
Servicing Dept.)  
3731 WILSHIRE BLVD., STE  
420  
LOS ANGELES, CA 90010

**FOR RECORDER'S USE ONLY**

4380106-DD1

This Modification of Mortgage prepared by:

BBCN BANK  
5520 NORTH LINCOLN AVENUE  
CHICAGO, IL 60625

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 27, 2012, is made and executed between KYUNG TAEK LEE AND JOAN YOO, AS JOINT TENANTS (referred to below as "Grantor") and BBCN BANK, whose address is 5520 NORTH LINCOLN AVENUE, CHICAGO, IL 60625 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 12, 2007 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

as Instrument No. 0711457009 recorded on April 24, 2007.

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

LOTS 19, 20, 21 AND 22 IN 22ND STREET LAND ASSOCIATION SUBDIVISION IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6947 WEST CERMAK ROAD, BERWYN, IL 60402. The Real Property tax identification number is 16-30-101-001; 16-30-101-002; 16-30-101-003; AND 16-30-101-004.

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

For good and valuable consideration, Grantor declares that said Mortgage shall continue to be security for the payment of the indebtedness of JOAN YOO AND KYUNG TAEK LEE to Lender (BBCN Bank fka Center Bank) evidenced by a Promissory Note dated April 12, 2007, in the original principal amount of \$825,000.00 ("Note"). The Promissory Note has been modified by three (3) sets of Change in Terms Agreement dated June 13, 2012, to change the maturity date, dated August 30, 2012, to change the

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(Continued)**

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maturity date, and dated November 27, 2012, to change the maturity date and to change the interest rate.

**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 NOVEMBER 27, 2012.**

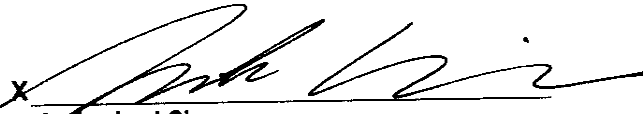
GRANTOR:

X   
JOAN YOO

X   
KYUNG TAEK LEE

LENDER:

BBCN BANK

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF cook )

On this day before me, the undersigned Notary Public, personally appeared **JOAN YOO and KYUNG TAEK LEE**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of November, 2012.

By [Signature] Residing at cook

Notary Public in and for the State of Illinois

My commission expires 2/3/14



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF cook )

On this 29th day of November, 2012 before me, the undersigned Notary Public, personally appeared Mark Kim and known to me to be the Mgr Loan Officer, authorized agent for **BBCN BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BBCN BANK**, duly authorized by **BBCN BANK** 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 in fact executed this said instrument on behalf of **BBCN BANK**.

By [Signature] Residing at cook

Notary Public in and for the State of Illinois

My commission expires 4/29/16



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## MODIFICATION OF MORTGAGE (Continued)

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