

# UNOFFICIAL COPY



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**RECORDATION REQUESTED BY:**

BBCN Bank  
Kedzie  
5005 Newport Drive  
Rolling Meadows, IL 60008

Doc#: 1330310015 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/30/2013 09:42 AM Pg: 1 of 4

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**WHEN RECORDED MAIL TO:**

Foster Bank  
5005 Newport Drive  
Rolling Meadows, IL 60008

**SEND TAX NOTICES TO:**

Foster Bank  
5005 Newport Drive  
Rolling Meadows, IL 60008

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Samantha Lim/13856000001, Loan Administrator  
BBCN Bank  
5005 Newport Drive  
Rolling Meadows, IL 60008

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 22, 2013, is made and executed between Pyong O. Im and Chong Y. Im, In Joint Tenancy (referred to below as "Grantor") and BBCN Bank, whose address is 5005 Newport Drive, Rolling Meadows, IL 60008 (referred to below as "Lender").

MW  
**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 16, 2003 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**COMMERCIAL MORTGAGE DATED JULY 16, 2003 AND RECORDED AUGUST 21, 2003 AS DOCUMENT NUMBER 0323333004 MADE BY PYONG O. IM AND CHONG Y. IM TO FOSTER BANK TO SECURE A NOTE FOR \$230,000.00.**

**MODIFICATION AGREEMENT DATED AUGUST 15, 2008 AND RECORDED AUGUST 25, 2008 AS DOCUMENT NUMBER 0823831025..**

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

LOTS 33 AND 36 IN BLOCK 17 IN MILLER'S IRVING PARK ADDITION TO SAID ADDITION BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4513-4515 N ELSTON AVE, CHICAGO, IL 60630-4420. The Real Property tax identification number is 13-15-227-017-0000 and 13-15-227-018-0000.

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

\*\*\*\*\* THIS IS MODIFICATION DETAIL \*\*\*\*\*

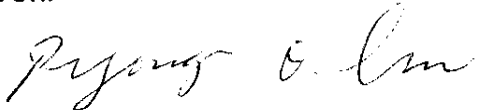
Date of Note: July 16, 2003  
Amount of Note: \$230,000.00  
Interest Rate: 6.5% Fixed  
Amortized Period: 300 Months

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)****Maturity Date: August 1, 2008****Amended Date of Note: August 15, 2008****Amount of Note: \$209,939.99****Amortization Period: 240 Months****Maturity Date: September 1, 2013****New Date of Modification/Amendment: October 22, 2013****Current Balance: \$180,686.51****New Interest Rate: 5.50% Fixed****New Amortization Period: 180 months****New Maturity Date: September 1, 2018.**

**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 22, 2013.**

**GRANTOR:**

X   
Pyong O. Im

X   
Chong Y. Im

**LENDER:****BBCN BANK**

X   
Daniel Park, Loan Officer

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL. )  
 ) SS  
 COUNTY OF Cook )

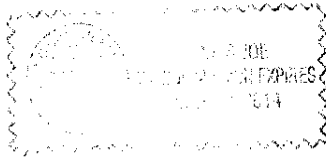
On this day before me, the undersigned Notary Public, personally appeared **Pyong O. Im and Chong Y. Im**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the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

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By *[Signature]* Residing at \_\_\_\_\_

Notary Public in and for the State of IL.

My commission expires 6/10/2014



### LENDER ACKNOWLEDGMENT

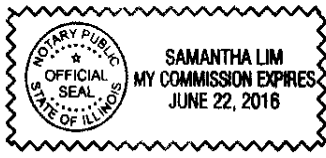
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 22nd day of October, 2013 before me, the undersigned Notary Public, personally appeared **Daniel Park** and known to me to be the **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 Hoffman Estates, IL

Notary Public in and for the State of Illinois

My commission expires 6/22/2016



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## MODIFICATION OF MORTGAGE (Continued)

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