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RECORDATION REQUESTED BY:

BBCN Bank - Illinois
Niles Office
8504-A W Golf Rd.
Niles, IL 60714



Doc#: 1415518016 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2014 08:48 AM Pg: 1 of 6

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

This Modification of Mortgage prepared by:

Loan Operations Dept.
BBCN Bank - Illinois
8504-A W Golf Rd.
Niles, IL 60714

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 28, 2014, is made and executed between BYUNG KI JEON, AS TRUSTEE OF THE BYUNG KI JEON TRUST DATED DECEMBER 15, 2005, AS TO AN UNDIVIDED ONE-HALF INTEREST AND SUNG HE JEON, AS TRUSTEE OF THE SUNG HE JEON TRUST DATED DECEMBER 15, 2005, AS TO AN UNDIVIDED ONE-HALF INTEREST. (referred to below as "Grantor") and BBCN Bank - Illinois, whose address is 8504-A W Golf Rd., Niles, IL 60714 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 18, 2006 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded on April 25, 2006, As Document No. 0611504270.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 8750 W. GOLF RD., NILES, IL 60714. The Real Property tax identification number is 09-11-300-014-0000 & 09-11-300-015-000.

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

Grantor has been changed from BYUNG KI JEON AND SUNG HE JEON, JOINTLY AND SEVERALLY to BYUNG KI JEON, AS TRUSTEE OF THE BYUNG KI JEON TRUST DATED DECEMBER 15, 2005, AS TO AN UNDIVIDED ONE-HALF INTEREST AND SUNG HE JEON, AS TRUSTEE OF THE SUNG HE JEON TRUST DATED DECEMBER 15, 2005, AS TO AN UNDIVIDED ONE-HALF INTEREST.

1401-8333937 LPI JAS

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(Continued)**

Loan No: 100075800001

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For good and valuable consideration, Grantor declares that said Commercial Mortgage shall continue to be security for the payment of the Indebtedness of BYUNG KI JEON AND SUNG HE JEON, JOINTLY AND SEVERALLY to BBCN Bank formerly known as Foster Bank evidenced by a Adjustable Rate Commercial Mortgage Balloon Note dated April 18, 2006 in the original principal amount of \$650,000.00 ("Note").


The Note has been modified by Change in Terms Agreement dated May 28, 2014, to increase the outstanding principal balance from \$527,367.56 by \$214,994.44, for new principal amount of \$742,362.00, to extend 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.

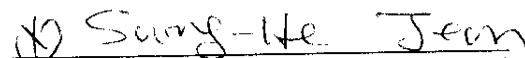
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 28, 2014.

GRANTOR:

THE BYUNG KI JEON TRUST DATED DECEMBER 15, 2005

By: 
 BYUNG KI JEON, Trustee of THE BYUNG KI JEON TRUST
 DATED DECEMBER 15, 2005

THE SUNG HE JEON TRUST DATED DECEMBER 15, 2005

By: 
 SUNG HE JEON, Trustee of THE SUNG HE JEON TRUST
 DATED DECEMBER 15, 2005

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MODIFICATION OF MORTGAGE (Continued)

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LENDER:

BBCN BANK - ILLINOIS

X 
Authorized Signer.

TRUST ACKNOWLEDGMENT

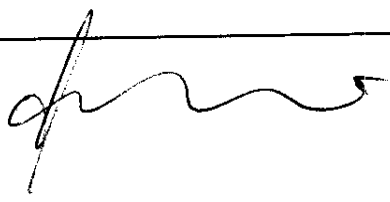
STATE OF IL)
) SS
COUNTY OF COOK)

On this May, 29, 14 day of IL, Susan Kim before me, the undersigned Notary Public, personally appeared **BYUNG KI JEON**, Trustee of **THE BYUNG KI JEON TRUST DATED DECEMBER 15, 2005**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Susan Kim Residing at IL

Notary Public in and for the State of IL

My commission expires 11/2/2015



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MODIFICATION OF MORTGAGE (Continued)

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TRUST ACKNOWLEDGMENT

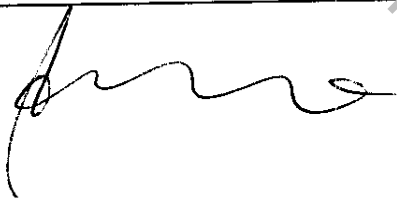
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 29th day of May, 2014, before me, the undersigned Notary Public, personally appeared **SUNG HE JEON, Trustee of THE SUNG HE JEON TRUST DATED DECEMBER 15, 2005**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Susan Kim Residing at IL

Notary Public in and for the State of _____

My commission expires 11/21/2015




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 Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 27th day of May, 2014 before me, the undersigned Notary Public, personally appeared Dory Han Kim and known to me to be the VP & Loan Officer, authorized agent for **BBCN Bank - Illinois** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BBCN Bank - Illinois**, duly authorized by **BBCN Bank - Illinois** 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 - Illinois**.

By [Signature] Residing at Palatine IL

Notary Public in and for the State of IL

My commission expires 8/24/2017



PROPOSED COOK COUNTY CLERK'S OFFICE

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"EXHIBIT 'A'"
LEGAL DESCRIPTION

PROPERTY AT 8750 WEST GOLF ROAD NILES ILLINOIS

PIN NO. 09-11-300-014-0000 & 09-11-300-015-0000

PARCEL 1:

THE EAST 87.5 FEET OF THE WEST 332.5 FEET (EXCEPT PART TAKEN FOR HIGHWAY) OF THE SOUTH 8.89 CHAINS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 87.5 FEET OF THE WEST 420 FEET (EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE SOUTH 8.89 CHAINS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office