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RECORDATION REQUESTED BY:

BBCN Bank - Illinois
Niles Market Office
801 Civic Center Dr.
Niles, IL 60714



Doc#: 1428118003 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2014 08:34 AM Pg: 1 of 5

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

8220560 LP1

This Modification of Mortgage prepared by:

Loan Operations Dept.
BBCN Bank - Illinois
801 Civic Center Dr.
Niles, IL 60714

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 29, 2014, is made and executed between KOREAN PHILIPPI PRESBYTERIAN CHURCH, A RELIGIOUS CORPORATION OF ILLINOIS (referred to below as "Grantor") and BBCN Bank - Illinois, whose address is 801 Civic Center Dr., Niles, IL 60714 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 27, 2004 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

as Instrument No. 0413945029 recorded on May 18, 2004

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 1969 E. TOUHY AVENUE AND 2428 SCOTT STREET, DES PLAINES, IL 60018. The Real Property tax identification number is 09-33-101-006-0000 & 09-33-115-018-0000.

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

For good and valuable consideration, Trustor declares that said Deed of Trust shall continue to be security for the payment of the indebtedness of Korean Philippi Presbyterian Church, a Religious Corporation of Illinois to BBCN Bank f.k.a. Foster Bank evidenced by a Commercial Mortgage Balloon Note dated April 27, 2004 in the original principal amount of \$470,000.00 ("Note").

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(Continued)**

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The Commercial Mortgage Balloon Note has been modified by an Amendment/Extension to Commercial Mortgage Balloon Note daded May 1, 2009 for maturity extension and for change of interest rate; a Change in Terms Agreement dated May 29, 2014 for maturity extension; and a Change in Terms Agreement dated September 29, 2014 for maturity extension and for change of 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 SEPTEMBER 29, 2014.

GRANTOR:

**KOREAN PHILIPPI PRESBYTERIAN CHURCH, AN ILLINOIS NOT FOR
PROFIT CORPORATION**

By: 

**HYUN SUK LIM, President of KOREAN PHILIPPI
PRESBYTERIAN CHURCH, AN ILLINOIS NOT FOR PROFIT
CORPORATION**

By: 

**HWAN KIM, Secretary of KOREAN PHILIPPI PRESBYTERIAN
CHURCH, AN ILLINOIS NOT FOR PROFIT CORPORATION**

LENDER:

BBCN BANK - ILLINOIS

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

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CORPORATE ACKNOWLEDGMENT

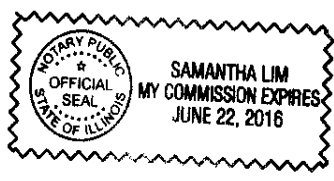
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 30th day of September, 2014 before me, the undersigned Notary Public, personally appeared **HYUN SUK LIM, President of KOREAN PHILIPPI PRESBYTERIAN CHURCH, AN ILLINOIS NOT FOR PROFIT CORPORATION** and **HWAN KIM, Secretary of KOREAN PHILIPPI PRESBYTERIAN CHURCH, AN ILLINOIS NOT FOR PROFIT CORPORATION**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By *Samantha Lim* Residing at Cook County, IL

Notary Public in and for the State of Illinois

My commission expires 06/22/2016



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 14816000001

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 30th day of September, 2014 before me, the undersigned Notary Public, personally appeared Mark Helm and known to me to be the VP / Loan Portfolio Manager, 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 Cook County, IL

Notary Public in and for the State of Illinois

My commission expires 06/22/2016



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EXHIBIT A

PARCEL 1: THE NORTH 217.03 FEET OF THE EAST 8 ACRES OF THE WEST 39 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 13 (EXCEPT THE SOUTH 545 FEET THEREOF) IN TOWN IMPROVEMENT CORPORATION DES PLAINES COUNTRYSIDE UNIT 5A, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 (EXCEPT THE WEST 31 ACRES THEREOF AND EXCEPT NORTH 217.03 FEET THEREOF MEASURED PARALLEL TO EAST LINE OF THE NORTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1969 EAST TOUHY AVENUE AND
2428 SCOTT STREET, DES PLAINES, IL

PERMANENT INDEX NO.: 09-33-101-006-0000 AND
09-33-101-018-0000

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