

# UNOFFICIAL COPY



1500718017

## RECORDATION REQUESTED BY:

BBCN Bank - Illinois  
Naperville  
1504 North Naper Blvd., Suite  
136  
Naperville, IL 60563

Doc#: 1500718017 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/07/2015 09:24 AM Pg: 1 of 3

## 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 - Illinois  
Naperville  
1504 North Naper Blvd., Suite  
136  
Naperville, IL 60563

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 26, 2014, is made and executed between HAE DONG PARK and MI SUN PARK, HIS WIFE, AS JOINT TENANTS (referred to below as "Grantor") and BBCN Bank - Illinois, whose address is 1504 North Naper Blvd., Suite 136, Naperville, IL 60563 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 26, 2010 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

recorded on September 9, 2010, as Instrument No. 1025229040.

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

LOT 20 IN BLOCK 19 IN DOUGLAS PARK ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTIONS 23 AND 24, 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 3148 WEST CERMAK ROAD, CHICAGO, IL 60623. The Real Property tax identification number is 16-24-310-019-0000.

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

For good and valuable consideration, Mortgagor declares that said Mortgage shall continue to be security for the payment of the indebtedness of PH.D. ELECTRONICS, INC., AN ILLINOIS CORPORATION to Lender (BBCN Bank formerly known as Foster Bank) evidenced by a Revolving Credit Note dated August 26, 2010, in the original principal amount of \$70,000.00 ("Note").

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## MODIFICATION OF MORTGAGE (Continued)

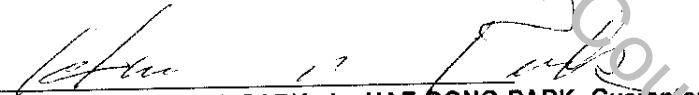
Loan No: 100434900001

The Note has been modified by a Change In Terms Agreement dated December 26, 2014, to term out the Commercial Line of Credit and convert to Commercial Term Loan, to extend the maturity date, 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 DECEMBER 26, 2014.**

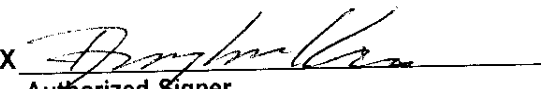
GRANTOR:

X   
RICHARD HAEDONG PARK aka HAE DONG PARK, Guarantor

X   
SANDY MISUN PARK aka MI SUN PARK, Guarantor

LENDER:

BBCN BANK - ILLINOIS

X   
Authorized Signer

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 100434900001

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
COUNTY OF Cook )

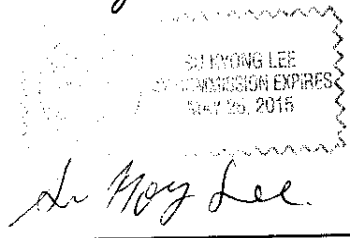
On this day before me, the undersigned Notary Public, personally appeared **RICHARD HAEDONG PARK** aka **HAE DONG PARK**, Guarantor and **SANDY MISUN PARK** aka **MI SUN PARK**, Guarantor, **HIS WIFE, AS JOINT TENANTS**, to me known to be the individuals described in and who executed the Modification 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 30<sup>th</sup> day of Dec, 2014.

By Su Kyong Lee Residing at Arlington Hts IL

Notary Public in and for the State of IL

My commission expires May 26, 2015



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 31<sup>st</sup> day of Dec, 2014 before me, the undersigned Notary Public, personally appeared Dorey Hazzard Krum and known to me to be the APK 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 Illinois

My commission expires 8/24/17



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