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RECORDATION REQUESTED BY:

BBCN Bank - Illinois
Arlington Heights Office
83 West Golf Rd.
Arlington Heights, IL 60005



Doc#: 1508518017 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 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 - Illinois
Arlington Heights Office
83 West Golf Rd.
Arlington Heights, IL 60005

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations Dept.
BBCN Bank - Illinois
83 West Golf Rd.
Arlington Heights, IL 60005

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 26, 2015 is made and executed between YEONG HYEOG CHOI and VERONICA J. CHOI, HIS WIFE, AS JOINT TENANTS (referred to below as "Grantor") and BBCN Bank - Illinois, whose address is 83 West Golf Rd., Arlington Heights, IL 60005 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 2, 2004 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

recorded on December 30, 2004, as Instrument No. 0436532007.

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 4751-4769 W. SAUK TRAIL, RICHTON PARK, IL 60471. The Real Property tax identification number is 31-34-100-015-0000.

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

For good and valuable consideration, Mortgagor declares that said Real Estate Mortgage shall continue to be security for the payment of the indebtedness of YEONG HYEOG CHOI and VERONICA J. CHOI to Lender (BBCN Bank formerly known as Foster Bank) evidenced by a Commercial Mortgage Balloon Note dated December 2, 2004, in the original principal amount of \$370,000.00 ("Note").

The Note has been modified by an Amendment/Extension to Commercial Mortgage Balloon Note dated January 28, 2010, to extend the maturity date, and for change of interest rate, and a Change In Terms

CCRD REVIEWER

1482
8822234 LPI

MW

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 155760000001

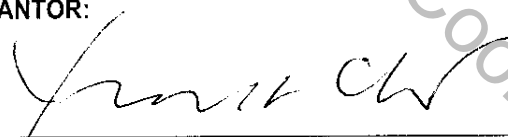
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Agreement dated February 26, 2015, to extend the maturity date, and for change of interest rate.

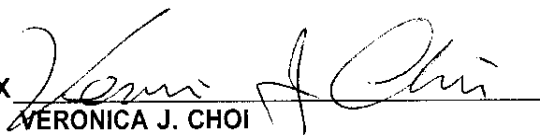
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 FEBRUARY 26, 2015.

GRANTOR:

X 

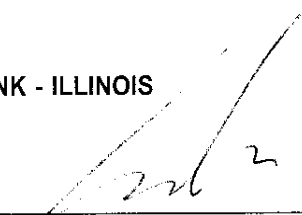
YEONG HYEOG CHOI

X 

VERONICA J. CHOI

LENDER:

BBCN BANK - ILLINOIS

X 

Authorized Signer

RECORDS OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 155760000001

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this day before me, the undersigned Notary Public, personally appeared **YEONG HYEOG CHOI and VERONICA J. CHOI, 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 13th day of March, 2015.

By [Signature] Residing at Niles

Notary Public in and for the State of IL

My commission expires Feb 04, 2019



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 16th day of March, 2015 before me, the undersigned Notary Public, personally appeared Sung Bae Jun and known to me to be the 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 8/24/2017



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 155760000001

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EXHIBIT A

THE SOUTH 100 FEET OF THE NORTH 342.7 FEET OF THE WEST 342.7 FEET AND THE EAST 100 FEET OF THE NORTH 242.7 FEET OF THE WEST 342.7 FEET OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE NORTH 33 FEET THEREOF IN COOK COUNTY, ILLINOIS AND FURTHER EXCEPTING THEREFROM THAT PORTION HERETOFORE DEDICATED OR CONVEYED TO THE COUNTY OF COOK OR THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES AND THAT PART TAKEN FOR THE WIDENING OF CICERO AND SAUK TRAIL IN CASE NUMBER 70L11161 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4751-69 WEST SAUK TRAIL, RICHTON PARK, IL 60471

PERMANENT INDEX NO.: 31-34-100-015-0000

Property of Cook County Clerk's Office