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RECORDATION REQUESTED BY:

BBCN Bank - Illinois
Lincolnshire Office
255 Parkway Dr.
Lincolnshire, IL 60069



1512516026

Doc#: 1512516026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2015 12:26 PM Pg: 1 of 4

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
Lincolnshire Office
255 Parkway Dr.
Lincolnshire, IL 60069

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations Dept.
BBCN Bank - Illinois
255 Parkway Dr.
Lincolnshire, IL 60069

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 27, 2015, is made and executed between CHEONGGI BYUN (referred to below as "Grantor") and BBCN Bank - Illinois, whose address is 255 Parkway Dr., Lincolnshire, IL 60069 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 13, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

as Instrument No. 0517203098 recorded on June 21, 2005.

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

LOT 13 IN RANDEV'S SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN NORTH EVANSTON IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2545 PRAIRIE AVE., EVANSTON, IL 60201. The Real Property tax identification number is 10-12-104-009-0000.

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

For good and valuable consideration, Grantor declares that said Mortgagee shall continue to be security for the payment of the indebtedness of CHEONGGI BYUN to Lender (BBCN Bank formerly known as Foster Bank) evidenced by a Commercial Mortgage Balloon Note dated June 13, 2005, in the original principal amount of \$658,000.00 ("Note").

The Commercial Mortgage Balloon Note has been modified by Amendment/Extension to Commercial Mortgage Balloon Note dated July 1, 2010, to extend the maturity date, and Change in Terms Agreement

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(Continued)**

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dated April 27, 2015, to extend the maturity date for seven (7) years with an amortization over 15 years, 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 APRIL 27, 2015.

GRANTOR:

X




 CHEONGGI BYUN

LENDER:

BBCN BANK - ILLINOIS

X



 Authorized Signer

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF COOK)

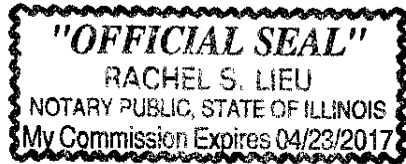
On this day before me, the undersigned Notary Public, personally appeared **CHEONGGI BYUN**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of APRIL, 2015.

By RACHEL S LIEU *[Signature]* Residing at MT. PROSPECT, IL

Notary Public in and for the State of Illinois

My commission expires 04/23/2017



LENDER ACKNOWLEDGMENT

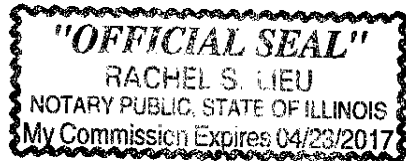
STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 29th day of April, 2015 before me, the undersigned Notary Public, personally appeared CHRISTINE YON and known to me to be the VICICE PRESIDENT, 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 MT. PROSPECT

Notary Public in and for the State of Illinois

My commission expires 04/23/2017



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MODIFICATION OF MORTGAGE (Continued)

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