

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Village Bank & Trust  
234 West Northwest Highway  
Arlington Heights, IL 60004

Doc#: 1901447087 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/14/2019 01:06 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Village Bank & Trust  
9801 W Higgins Suite 400  
Rosemont, IL 60108

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**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Loan Operations, Loan Documentation Administrator  
Village Bank & Trust  
234 West Northwest Highway  
Arlington Heights, IL 60004

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## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated November 28, 2018, is made and executed between Abraham T. Kim and Sarah Suwon Kim, husband and wife, tenants by the entirety (referred to below as "Grantor") and Village Bank & Trust, whose address is 234 West Northwest Highway, Arlington Heights, IL 60004 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 18, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 29, 2010 in the office of the Cook County Recorder, as Document No. 1018041016.

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

Lot 6 (except the Easterly 30 feet thereof) in Block 3 in Riverside Estates, being a Subdivision of part of the South 1/2 of the Southwest 1/4 of the Northwest 1/2 of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on October 8, 1953 as Document number 1487631.

The Real Property or its address is commonly known as 1400 West Lincoln Street, Mount Prospect, IL 60056. The Real Property tax identification number is 08-11-104-022-0000.

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

(1) The definition of "Borrower" is hereby deleted in its entirety and replaced by:

**Borrower.** The word "Borrower" means JNK Tech, Inc., and Abraham Taiwhan Kim, and includes all co-signers and co-makers signing the Note and all their successors and assigns.

(2) The definition of "Note" is hereby deleted in its entirety and replaced by:

**Note.** The word "Note" means a Promissory Note dated November 28, 2018, as amended from time to time, in the original principal amount of \$846,300.00 from Borrower to Lender, together with all renewals

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## MODIFICATION OF MORTGAGE (Continued)

of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement.

**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 NOVEMBER 28, 2018.**

**GRANTOR:**

X   
Abraham Taiwhan Kim

X \_\_\_\_\_  
Sarah Suwon Kim

**LENDER:**

**VILLAGE BANK & TRUST**

X \_\_\_\_\_  
Authorized Signer

PROPERTY OF Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

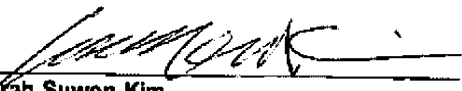
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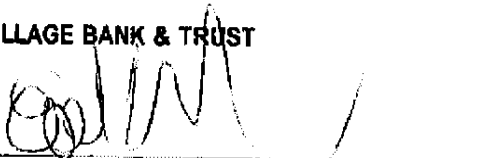
**GRANTOR:**

X   
Abraham Taiwhan Kim

X   
Sarah Suwon Kim

**LENDER:**

**VILLAGE BANK & TRUST**

X   
Authorized Signer

CLERK OF COOK COUNTY Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this day before me, the undersigned Notary Public, personally appeared **Abraham Taiwhan Kim and Sarah Suwon Kim**, 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 28th day of December, 2018.

By Patricia A. Biel Residing at Arlington Hts, IL

Notary Public in and for the State of Ill

My commission expires 2/20/21



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 28th day of December, 2018 before me, the undersigned Notary Public, personally appeared Earl Goldman and known to me to be the VP, authorized agent for **Village Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Village Bank & Trust**, duly authorized by **Village Bank & Trust** 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 **Village Bank & Trust**.

By Patricia A. Biel Residing at Arlington Hts, IL

Notary Public in and for the State of Ill

My commission expires 2/20/21

