

87197425

REAL ESTATE LOAN NO. 1962-0

COMMERCIAL NATIONAL BANK OF CHICAGO, A National Banking Association, organized and existing under the laws of the United States (herein called the Bank), and the undersigned Raymond W. Kim and Kathy C. Kim, his wife formerly known as Chicago Title & Trust Co., not personally, but as Trustee U/T #1081845 dtd 5-21-82, this trust was closed 10-21-85 (herein called the mortgagor), (herein called personal guarantors) hereby agree as follows:

1. The Residential Adjustable Rate Note of the borrower to the Bank dated July 30, 1984 in the original amount of \$450,000.00 secured by a Residential Mortgage dated July 30, 1984 and registered/recorded August 10, 1984 in the Office of Cook County, Illinois as Document Number 27209907, also secured by an Assignment of Rents dated and registered/recorded in the Office of Cook County, Illinois as Document Number, relating to the real estate and premises situated in the County of Cook, State of Illinois; and being legally described as follows:

Lot 14 in Block 31 in Oxford's Addition to Kenilworth in Sections 27 and 28, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 05 27 109 015
145 Oxford
Kenilworth, Illinois 60143

The undersigned, further promises to pay interest on the principal obligation hereby evidenced at an annual rate of interest equal to 1/2% percentage point over the Commercial National Bank's prime interest rate, as determined to be in effect from time to time by the Commercial National Bank, and at the annual rate of interest equal to 2-1/2% percentage points over the Commercial National Bank's prime interest rate, as aforesaid, after maturity until paid. While any portion of the indebtedness hereby evidenced shall be unpaid, the interest rates as aforesaid shall fluctuate based on the Commercial National Bank's prime interest rate in effect on the date of this modification and thereafter monthly beginning December 1, 1986 and then each and every month thereafter until maturity. The monthly payment of principal and interest shall change monthly beginning December 1, 1986 in order to fully amortize the remaining loan balance on or before August 1, 2009 based on the then current interest rate.

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2. Notwithstanding anything to the contrary herein, any deficiency in the amount of the total principal and interest payment shall, unless paid by the mortgagor prior to the expiration of ten days after the due date of such payment, constitute an event of default under this mortgage. The mortgagee may collect a "late charge" not to exceed FOUR percent (4%) of said total monthly payment of principal and interest, to cover the extra expense involved in handling delinquent payments.

3. All other terms and conditions of the original Residential Adjustable Rate Note and Residential Mortgage referred to above shall remain in full force and effect.

WITNESS, the hands and seals of the undersigned this 28th day of October, 1986.

Raymond W. Kim (SEAL)

Kathy C. Kim (SEAL)

COMMERCIAL NATIONAL BANK OF CHICAGO

BY: Vice President

ATTEST: Assistant Cashier

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UNOFFICIAL COPY

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STATE OF Illinois)
COUNTY OF Cook) ss.

Ruth A. Yunker

I, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Carol J. Abbott, Assistant Cashier and Robert D. Schaefer, Assistant Vice President personally known to me to be the same persons whose names are _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as Their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and notarial seal this 3rd day of November 1986

Ruth A. Yunker
Notary Public
My Commission Expires 5-18-89



STATE OF _____)
COUNTY OF _____) ss.

I, _____
a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ he signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and notarial seal this _____ day of _____ 19____.

Notary Public RECORDING \$15.00
NOV 11 1986 04/14/87 13 P-00
87-127425
COOK COUNTY RECORDER

STATE OF _____)
COUNTY OF _____) ss.

I, _____
a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____

and _____ Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that, as custodian of the corporate seal of said Corporation, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____ 19____.

Notary Public

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UNOFFICIAL COPY

COMMERCIAL NATIONAL BANK OF CHICAGO
BY: *[Signature]*
Vice President

[Signature] (SEAL)
Raymond W. Kim
[Signature] (SEAL)
Kathy C. Kim

(SEAL) _____
(SEAL) _____

881977225

1986 _____ day of October, _____

WITNESS, the hands and seals of the undersigned this _____ day of October, _____
Mortgage referred to above shall remain in full force and effect.
3. All other terms and conditions of the original _____ and Residential
Residential Adjustable Rate Note referred to above shall remain in full force and effect.
2. Notwithstanding anything to the contrary herein, any deficiency in the amount of the
total principal and interest payment shall, unless paid by the mortgagor prior to the
expiration of ten days after the due date of such payment, constitute in event of default
under this mortgage. The mortgagee may collect a "late charge" not to exceed FOUR percent
(4%) of said total monthly payment of principal and interest, to cover the extra expense
involved in handling delinquent payments.
3. All other terms and conditions of the original _____ and Residential
Residential Adjustable Rate Note referred to above shall remain in full force and effect.

is a valid subsisting obligation of the mortgagor with \$361,263.99----- being the
unpaid balance of the principal due thereon, as of this date, with interest from date hereof
(**%) per cent per annum; the principal of each of said installments unless paid when
due shall bear interest after maturity at the rate of ** See Rider (**) per cent per
annum; that there are no defenses or offsets against said obligation and that payment of the
remainder of the principal and interest thereon shall be due in the following manner:
Dollars on the first day of December, 1986 AND TWO THOUSAND EIGHT HUNDRED SEVENTY FIVE AND
NO 100----- (\$2,875.00-----) Dollars on the first day of each and every month
thereafter until this Note is fully paid except that final payment of principal and interest,
it not sooner paid, shall be due on the first day of August, 1994. All such payments
on account of the indebtedness evidenced by the Note and this Modification Agreement shall
be first applied to interest on the unpaid principal balance and the remainder to principal.

COMMERCIAL NATIONAL BANK OF CHICAGO, A National Banking Association, organized and
existing under the laws of the United States (herein called the Bank), and the undersigned
Raymond W. Kim and Kathy C. Kim, his wife formerly known as Chicago Title & Trust Co.,
not personally, but as Trustee U/T #1081845 dtd 5-21-82, this Trust was closed 10-21-85
(herein called the mortgagor),
_____ hereby agree as follows:
_____ (herein called the mortgagor) _____
_____ hereby agree as follows:

AGREEMENT MODIFYING REPAYMENT PROVISIONS OF REAL ESTATE LOAN # 7 4 881977225
REAL ESTATE LOAN NO. 1962-0

County Clerk's Office

168 197

87197425

Notary Public _____

_____ day of _____ 19____

GIVEN under my hand and notarial seal this _____ day of _____ and purposes therein set forth:

and _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that, as custodian of the corporate seal of said Corporation, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

_____ Secretary of said Corporation, who are per-
 _____ and _____
 _____ President of _____
 a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____

STATE OF _____

COUNTY OF _____

Notary Public _____

My Commission Expires 5-17-85

Notary Public _____

_____ day of _____ 19____

GIVEN under my hand and notarial seal this _____ day of _____ and purposes therein set forth:

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ he signed, sealed and deli- free and voluntary act, for the uses and purposes therein vered the said instrument as _____ the release and waiver of right of homestead.

_____ a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____

STATE OF _____

COUNTY OF _____

Notary Public _____

My Commission Expires 5-18-89

Notary Public _____

_____ day of November 19 86

GIVEN under my hand and notarial seal this _____ day of _____ and purposes therein set forth:

personally known to me to be the same person _____ whose name _____ are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ they signed, sealed and deli- Their free and voluntary act, for the uses and purposes therein vered the said instrument as _____ the release and waiver of right of homestead.

_____ a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____ Carol J. Abbott, Assistant Cashier and Robert D. Schaefer, Assistant Vice President

STATE OF Illinois

COUNTY OF Cook

Notary Public _____

My Commission Expires 5-18-89

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