

# UNOFFICIAL COPY

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## MODIFICATION AND EXTENSION AGREEMENT

This Indenture dated September 24, 1993, between MYUNG GYUM KIM and SOON EH KIM, the makers of and obligors on an Installment Note bearing Chicago Title and Trust identification number 765895 (sometimes hereinafter referred to as "Owner") and Chicago Title and Trust Company, as Trustee of the Trust Deed securing said Note;

WHEREAS, Myung Gyum Kim and Soon Eh Kim are the makers of an Installment Note dated January 24, 1991, in the amount of \$337,500.00, payable to the order of Bearer, and bearing Chicago Title and Trust Company's identification number 765895;

WHEREAS, Myung Gyum Kim and Soon Eh Kim executed a Trust Deed, as "Mortgagors", to secure said Note, conveying to Chicago Title and Trust Company as Trustee certain real estate commonly known as 6407 to 6421 West North Avenue, Oak Park, Illinois and legally described as:

Lots 4 to 11 both inclusive, in Block J in Rossell's Addition to Oak Park, being a Subdivision of the North 20 acres of the West 25 acres of the North 75 acres of the North West Quarter of Section 5 and the North 20 acres of the East 25 acres of the North 75 acres of the North East Quarter of Section 6, in Township 39 North, Range 13, East of the Third Principal Meridian.

Permanent Index Nos.: 16-06-207-001  
16-06-207-002  
16-06-207-003  
16-06-207-004  
16-06-208-005  
16-06-208-006

DEPT-91 RECORDING 12/06/93 14:53:00  
COOK COUNTY RECORDER

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DEPT-01 RECORDING \$31.50  
16666 TRAM 6229 12/06/93 14:53:00  
45331 93-995583  
COOK COUNTY RECORDER

3/10/94

STATE OF ILLINOIS, } SS.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary men and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

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Given under my hand and Notarial Seal

Date DEC 06 1993

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*Jean M. Boier*  
Notary Public

"OFFICIAL SEAL"  
Jean M. Boier  
Notary Public  
My Comm. Expires 12/17/95

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16-06-208-007

16-06-208-008

Commonly known as: 6407-6421 West North  
Avenue, Chicago, Illinois

WHEREAS, said Trust Deed was filed with the Registrar of  
Titles on January 25, 1991, as Document LR3940398 and was  
recorded with the Recorder of Deeds, Cook County, Illinois, on  
February 6, 1991, as Document 91058791;

WHEREAS, Gus T. Sotiras and Chrysanthe Sotiras are the  
holders of the Installment Note;

WHEREAS, the Installment Note provides for the payment of  
the then outstanding principal balance and accrued interest on  
January 24, 1999;

WHEREAS, the outstanding unpaid principal balance and  
accrued interest on said Note as of September 24, 1993 is  
\$258,322.61;

WHEREAS, Myung Gyum Kim and Soon Eh Kim, as mortgagors, and  
Gus T. Sotiras and Chrysanthe Sotiras, as the holders of said  
Installment Note, wish to modify the interest rate and to  
extend the date for final payment of the principal indebtedness  
from January 24, 1999 to September 24, 2008:

IT IS HEREBY AGREED AS FOLLOWS:

1. The aforesaid Installment Note is modified in the  
following respects:
  - a. The principal sum is \$258,322.61;
  - b. Commencing October 24, 1993, Myung Gyum Kim and  
Soon Eh Kim promise to pay to the order of Bearer

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the principal sum of Two hundred fifty-eight thousand, three hundred twenty-two and 61/100 (\$258,322.61) dollars and interest from September 24, 1993, on the balance of principal remaining from time to time unpaid at the rate of eight percent (8%) per annum, payable in installments (including principal and interest) as follows: Two thousand four hundred sixty-eight and 67/100 (\$2,468.67) dollars or more on the 24th day of October, 1993, and Two thousand four hundred sixty-eight and 67/100 (\$2,468.67) dollars or more on the 24th day of each month thereafter until the Installment Note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 24th day of September, 2008.

2. All other provisions and terms of the Installment Note and Trust Deed shall remain the same and shall continue in full force and effect.
3. It is intended by the parties that this Modification and Extension Agreement shall in no way impair the validity, priority or enforceability of the lien created by such Trust Deed.
4. This Agreement is supplementary to said Trust Deed. All the provisions thereof and of the Installment Note, including the right to declare principal and accrued interest due for any cause specified in said Trust Deed or Installment Note, shall remain in full force and effect except as herein expressly modified. The Owner agrees to perform all the covenants of the grantor or grantors in said Trust Deed. The provisions of this indenture shall inure to the benefit of any holder or said Installment Note and shall bind the heirs, personal representatives and assigns of the Owner. The Owner hereby waives and releases all rights and benefits under and by virtue of the homestead exemptions laws of the State of Illinois with respect to the aforescribed real estate. If the Owner consists of two or more persons, their liability shall be joint and several.
5. The parties shall take all reasonable and necessary steps to effect this Modification and Extension Agreement, including the submission of this Modifica-

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tion and Extension Agreement to Chicago Title and Trust Company for identification and consent.

*Myung Gyum Kim*  
MYUNG GYUM KIM

*Soon Eh Kim*  
SOON EH KIM

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COCK )

I, JAY CHIE, a Notary Public, in and for and residing in said County, in the State aforesaid, due hereby certify that Myung Gyum Kim and Soon Eh Kim, his wife, who are 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.

Given under my hand and notarial seal this 27th day of October, 1993.

*Jay Chie*  
NOTARY PUBLIC

*Gus T. Sotiras*  
GUS T. SOTIRAS

*Chrysanthé Sotiras*  
CHRYSANTHE SOTIRAS

OFFICIAL SEAL  
JAY CHIE  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION EXPIRES 3/29/96

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