



UNOFFICIAL COPY

FOSTER BANK
 3225 North Kedzie Avenue
 Chicago, Illinois 60625
 (312) 588-7700 "LENDER"

MODIFICATION AND EXTENSION OF MORTGAGE

93238314

RE: TITLE SERVICES # 23-1347-37

GRANTOR	BORROWER
Young K. Kang Kyung S. Kang	Young K. Kang Kyung S. Kang d/b/a G-Men's
ADDRESS 3731 W. Giddings Chicago, IL 60625 TELEPHONE NO. 312/583-5563	ADDRESS 750 E. 79th Street Chicago, IL 60619 TELEPHONE NO. 312/874-7243
IDENTIFICATION NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 18TH day of MARCH, 1993, is executed by and between the parties indicated below and Lender.

A. On MAY 6, 1992, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of FIFTEEN THOUSAND AND NO/100

Dollars (\$ 15,000.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date MAY 12, 1992 as Document No. 93324431 in the records of the Recorder's (Registrar's) Office of Cook County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated n/a executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to JULY 1, 1993, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of MARCH 18, 1993, the unpaid principal balance due under the Note was \$ 15,000.00, and the accrued and unpaid interest on that date was \$ n/a.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, set-offs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

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-COLLATERAL: 2nd Mortgage against residential property located at 3731 W. Giddings, Chicago IL 60625 AND UCC/Security Agreement against G-Men's, covering all business assets.

SCHEDULE A

THE W 16 FT. OF LOT 4 AND THE E 17 FT. OF LOT 5 IN BLOCK 2 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION OF THE W 25 ACRES OF THE E 1/2 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE E 12 RODS OF THE S 40 RODS) IN COOK COUNTY ILLINOIS

RECORDED
 14456400
 03/31/93 14456400
 #1617 #93-238314
 COOK COUNTY RECORDER

93238314

Address of Real Property:
 3731 W. Giddings,
 Chicago, IL 60625

Permanent Index No.(s): 13-14-104-033

Prepared by: K. Ganjani
 Mailed to: Foster Bank
 5225 N. Kedzie Ave.
 Chicago, IL 60645
 2350

SCHEDULE B

UNOFFICIAL COPY
 PROVIDED BY THE COOK COUNTY RECORDER
 4/15/93 14456400

UNOFFICIAL COPY

GRANTOR: Young K. Kang

Young K. Kang
Young K. Kang
Husband

GRANTOR:

GRANTOR: Kyung S. Kang

Kyung S. Kang
Kyung S. Kang
Wife

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER: Young K. Kang
d/b/a G-Men's

Young K. Kang
Young K. Kang

BORROWER:

BORROWER: Kyung S. Kang
d/b/a G-Men's

Kyung S. Kang
Kyung S. Kang

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: FOSTER BANK

Edward F. Halloran
Edward F. Halloran
Vice President

93238314

State of Illinois)
County of Cook) ss.

I, undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Young K. Kang & Kyung S. Kang, husband & wife personally known to me to be the same person 30 whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the are free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 25th day of March 93
Katrin Ganjani
Notary Public

Commission expires: 8/3/96

OFFICIAL SEAL
KATRIN GANJANI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 3, 1996

Prepared by and return to:

State of Illinois)
County of Cook) ss.

The foregoing instrument was acknowledged before me this 25th day of March 93 by Edward F. Halloran, Vice President as _____ on behalf of the Foster Bank

Given under my hand and official seal, this 25th day of March 93
Katrin Ganjani
Notary Public

Commission expires: 8/3/96

OFFICIAL SEAL
KATRIN GANJANI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 3, 1996