

Korea Exchange Bank  
181 W. Madison Street  
Suite 2100  
Chicago, IL 60602

**UNOFFICIAL COPY**



95503383

**MODIFICATION AND  
EXTENSION OF MORTGAGE**

GRANTOR	BORROWER
Dong Man Cha & Min Za Cha	Dong Man Cha & Min Za Cha
ADDRESS	ADDRESS
5933 N. Lincoln Ave., Chicago, IL 60659 TELEPHONE NO. IDENTIFICATION NO.	5933 N. Lincoln Ave., Chicago, IL 60659 TELEPHONE NO. IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 1st day of December, 1994, is executed by and between the parties indicated below and Lender.

A. On November 29, 1989, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of Four Hundred Forty One Thousand Dollars (\$ 441,000.00), 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                      as Document No. 89572176 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 November 29, 1989 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 December 1, 1999, 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 December 1, 1994, the unpaid principal balance due under the Note was \$ 388,368.03, and the accrued and unpaid interest on that date was \$                     .
- (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, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

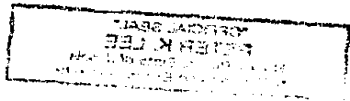
**SCHEDULE A**

Lots 56, 57, 58 and 59 (except that part of said Lots lying between the Northeasterly line of Lincoln Avenue and a line                      feet Northeasterly of measured at right angles thereto and parallel with the Northeasterly line of Lincoln Avenue) in Krenn and Dato's Polo Grounds Addition to North Edgewater in the South West quarter of Section 1, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois.

Address of Real Property: 5933 N. Lincoln Avenue., Chicago, Illinois 60659

Permanent Index No.(s): 13-01-304-033

**SCHEDULE B**



*Added print to H-95*  
*28008*

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GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER:

x *Dong Man Cha*  
Dong Man Cha

BORROWER:

07/26/95

0019 MCH 14:46  
RECORDING # 23.00  
MAILINGS # 0.50

BORROWER:

x *Min Za Cha*  
Min Za Cha

BORROWER:

07/26/95

0019 MCH 14:46

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

COOK COUNTY  
RECORDER  
JESSE WHITE  
SKOKIE OFFICE

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: Korea Exchange Bank

*[Signature]*  
By Kyoo W. Park, Manager

State of ILLINOIS )

County of COOK ) ss.

State of Illinois )

County of Cook ) 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 herein set forth.

The foregoing instrument was acknowledged before me this \_\_\_\_\_

by *[Signature]*  
KYOO W. PARK, MANAGER OF  
KOREA EXCHANGE BANK

on behalf of the \_\_\_\_\_

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_

Given under my hand and official seal, this 1st day of December, 1995

Notary Public

Notary Public

Commission expires: \_\_\_\_\_

Commission expires: \_\_\_\_\_

PETER K. LEE, A.M.Y.  
5812 N. LINCOLN  
CHICAGO, ILL 60659

