

# UNOFFICIAL COPY

FOSTER BANK  
5225 N. KEDZIE AVENUE  
CHICAGO, IL 60625  
312-588-7700

(Lender)

Box 333

96449190

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 0921 06/12/96 15:19:00  
#6401 CG \*-96-449190  
COOK COUNTY RECORDER

## MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
Sang Ku Kang Misuk Kang		Sang Ku Kang Misuk Kang	
ADDRESS		ADDRESS	
706 Burnham Calumet City, IL 60409		11038 W. 167th Pl. Orland Pk., IL 60462	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
708/460-1965		708/460-1965	

2500 M

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 1ST day of JUNE, 1996 is executed by and between the parties indicated below and Lender.

A. On MAY 11, 1993, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of FIFTY-SIX THOUSAND AND NO/100 Dollars (\$ 56,000.00), 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 14, 1993 as Document No. 93365175 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 JUNE 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 JUNE 1, 1996, the unpaid principal balance due under the Note was \$ 39,673.22, 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, 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:

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## SCHEDULE A

THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 7, 8, 9 AND 10 IN BLOCK 1 IN PHILLIPS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: BEGINNING AT THE NORTHEAST CORNER OF LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 12 MINUTES 09 SECONDS WEST ON THE EAST LINE OF SAID LOTS 1 TO 8 INCLUSIVE A DISTANCE OF 160.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 50 MINUTES 34 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 2.0 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 09 SECONDS EAST A DISTANCE OF 150.0 FEET TO A POINT 10.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE NORTH 44 DEGREES 49 MINUTES 12 SECONDS WEST A DISTANCE OF 14.14 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 12.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 50 MINUTES 34 SECONDS EAST ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 12.0 FEET TO THE POINT OF BEGINNING), CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED FEBRUARY 20, 1985 AS DOCUMENT NO. 27448653 AND BY DEED RECORDED APRIL 12, 1985 AS DOCUMENT NO. 27509527, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 706 Burnham  
Calumet City, IL 60409

Permanent Index No.(s): 30-18-209-034, 30-18-209-035, 30-18-209-036, 30-18-209-037,  
30-18-209-038

## SCHEDULE B

GRANTOR: Sang Ku Kang

GRANTOR: Misuk Kang

Sang Ku Kang  
Husband

Misuk Kang  
Wife

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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Cook County Clerk's Office

# UNOFFICIAL COPY

BORROWER:

Sang Ku Kang

BORROWER:

Misuk Kang

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: FOSTER BANK

Kyu S. Kim  
Vice President

State of Illinois )

State of )

County of Cook ) ss.

County of ) ss.

I, Sang Won Yoon a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sang Ku Kang & Misuk Kang 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 \_\_\_\_\_ as \_\_\_\_\_ on behalf of the \_\_\_\_\_

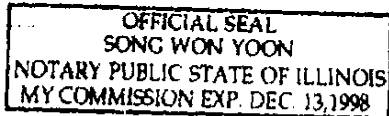
Given under my hand and official seal, this 1st day of June 1998

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

Sang Won Yoon  
Notary Public

Notary Public

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



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

Prepared by and return to: Jennifer Lim/Poster Bank, 5225 N. Kedzie Ave., Chicago, IL 60625

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