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Heather Kim
PETERSON BANK
MODIFICATION AGREEMENT
BUSINESS LOANS

DEPT-01 RECORDING \$27.50
T#0001 TRAN 5191 08/14/96 10:29:00
#6558 TD *-96-620958
COOK COUNTY RECORDER

MAIL TO:
Peterson Bank
3232 W Peterson
Chicago, IL 60659

The above space for RECORDER'S USE ONLY

This agreement dated July 1, 1996 by and between Peterson Bank, hereinafter called Mortgagee and Ho Man Kim and Kyong Hoa Kim, his wife hereinafter called Mortgagor (s):

WITNESSTH:

2750

- (1) Mortgagee is the holder of a certain Adjustable Rate Note Dated June 13, 1991 in the original face amount of One Hundred Ninety Seven Thousand and 00/100 (\$197,000.00) Dollars executed by Mortgagor and Secured by Mortgage and Assignment of Rents dated June 13, 1991, recorded on June 24, 1991 in the office of the Recorder of Deeds, in the County of Cook, State of Illinois as Document Numbers 91306042 and 91306043, on the real estate legally described as follows:

THE NORTH 12 FEET OF LOT 26 AND 27 (EXCEPT THE NORTH 6 FEET THEREOF) IN BLOCK 37 IN HULBERT'S MILWAUKEE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOT A AND (EXCEPT STREETS) OF LOT F IN PAINE ESTATE DIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7323 NORTH OTTAWA AVENUE, CHICAGO, IL 60648

P. I. N.# 09-25-322-042

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- (2) The Principal Balance remaining unpaid on the Note is One Hundred Seventy Three Thousand Four Hundred Forty One Dollars and 00/100-- (\$173,441.00) Dollars.
- (3) The Bank has agreed to modify the terms of the Note and Mortgage.
- (4) Said Principal balance together with interest is hereby modified to be repayable as follows:

(50000) R8-1492
REF TITLE SERVICES #

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___ Accrued interest beginning _____ and continuing monthly thereafter with the principal balance plus remaining accrued interest due on _____.

___ Principal plus accrued interest on _____.

X Payment of \$1,785.04 including principal and interest, beginning August 1, 1996 and continuing monthly thereafter, with the balance due on July 1, 2011. Interest shall be computed on the basis of a 360 day period and charged for the actual number of days elapsed.

___ Principal payments of \$ _____ plus accrued interest shall be due on _____. Interest shall be computed on the basis of a 365 day year and charged for the actual number of days elapsed.

___ Interest on the principal balance remaining from time to time unpaid shall be payable prior to maturity at the rate of _____ per cent per annum and after maturity at the rate of _____ per cent per annum.

X Interest Rate on the principal balance remaining from time to time unpaid shall be payable based upon an Index. The Index is the Peterson Bank Reference Rate (the "Index"). Interest shall be paid prior to maturity at the Index plus -1- per cent per annum over said Index and after maturity at the Index plus -6- per cent per annum. Any increase or decrease of the rate of interest shall be effective as of the date of said Index change. If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. All such payments on account of the indebtedness evidenced by this note shall be first applied to interest on unpaid principal balance and the remainder to the principal. All such payments on account of the indebtedness evidenced by this note shall be first applied to interest on the unpaid principal balance and the remainder to the principal.

If any part of said indebtedness or interest thereon be not paid as herein provided, or if default in the performance of any other covenant of the mortgage shall continue for (10) days, the entire principal sum remaining unpaid together with the then accrued interest shall, without notice, at the option of the holder of said Instalment Note become due and payable, in the same manner as if said modification had not been granted.

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(5) This agreement is supplementary to said Mortgage and said Mortgage shall continue as a good and valid lien on the Real Estate. Neither the Promissory Note nor the Mortgage shall in any way be prejudiced by this agreement. ALL the Provisions of the Promissory Note and Mortgage shall remain in full force and effect and be binding on the Parties hereto except as herein expressly modified.

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PETERSON BANK

BY: Charles N. [Signature]
Senior Vice President

ATTEST: Patricia [Signature]
Asst. Cashier

CORPORATE
SEAL

MORTGAGOR(S)

[Signature]
Ho Man Kim

[Signature]
Kyong Hoa Kim

STATE OF ILLINOIS) SS: I, the undersigned, a Notary
COUNTY OF COOK) Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that the above named officers of Peterson Bank, Mortgagee,
personally known to me to be the same persons whose names are subscribed to the
foregoing instrument as such officers respectively, appeared before me this day in person
and acknowledged that they signed and delivered the said instrument as their own and free
and voluntary act and as the free and voluntary act of said Bank for the uses and purposes
therein set forth; and the said officers then and there acknowledged that the said officers,
as custodian of the corporate seal of said Bank to be affixed to said instrument as said
officers own free and voluntary act and as the free and voluntary act of said Bank for the
uses and purposes therein set forth.

Given under my hand and Notarial Seal this
5th day of August, 1996

[Signature]
Notary Public



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STATE OF ILLINOIS) SS: I, the undersigned, a Notary Public
COUNTY OF COOK) and for said County, in the State
aforesaid, do hereby certify that Ho Man Kim and Kyong Hoa Kim personally known to be
the same person whose name is subscribed to the foregoing instrument, appeared before me this
day in person, and acknowledged that he signed, sealed and delivered the said instrument as his
free and voluntary act, for the uses and purposes set forth.

Given under my hand and Notarial Seal this 5th day of
August, 1996.



Notary Public



Property of Cook County Clerk's Office

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