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Mail to:

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

Box 333

96686665

DEPT-01 RECORDING #25.00
T00012 TRAN 1947 09/09/96 10:11:00
#6920 # CG #--96-686665
COOK COUNTY RECORDER

MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
Kwang Soo Lee In Soo Lee		Giant Beauty Distributors, LTD.	
ADDRESS		ADDRESS	
2701 W. Armitage Ave. Chicago, IL 60647		2701 W. Armitage Ave. Chicago, IL 60647	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
312/227-8996		312/227-8996	

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 29TH day of JULY, 1996, is executed by and between the parties indicated below and Lender.

A. On JULY 29, 1995, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars (\$ 150,000.00), 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 JULY 30, 1993 as Document No. 93526768 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 AUGUST 29, 1997, 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 JULY 29, 1996, the unpaid principal balances due under the Note was \$ _____ n/a, 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

LOTS 1 TO 10 IN BLOCK 1 IN EDGAR M. SNOW AND COMPANY'S SUBDIVISION, BEING CHARLES MORRIS' SUBDIVISION, A RESUBDIVISION OF BLOCK 2 OF BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 2701 W. Armitage Ave.
Chicago, IL 60647

Permanent Index No. (s): 13-36-401-201

SCHEDULE B

GRANTOR: Kwang Soo Lee

GRANTOR: Kwang Soo Lee

Kwang Soo Lee

Kwang Soo Lee

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

59998996

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BORROWER: Giant Beauty Distributors, LTD.

BORROWER: Giant Beauty Distributors, LTD.

Thung An L
Kwang Soo Lee
President

Thung An L
Kwang Soo Lee
Individually

BORROWER: Giant Beauty Distributors, LTD.

BORROWER: Giant Beauty Distributors, LTD.

In Soo Lee
In Soo Lee
Secretary

In Soo Lee
In Soo Lee
Individually

BORROWER: Giant Beauty Distributors, LTD.

BORROWER: Giant Beauty Distributors, LTD.

Do Hee Lee
Do Hee Lee
Individually

Sun Ja Lee
Sun Ja Lee
Individually

BORROWER:

BORROWER:

QUARANTOR:

Thung An L
Kwang Soo Lee

QUARANTOR:

Do Hee Lee
Do Hee Lee

QUARANTOR:

In Soo Lee
In Soo Lee

QUARANTOR:

SUN J Lee
Sun Ja Lee

LENDER: FOSTER BANK

Karl Chang
Karl Chang, Officer

State of Illinois
County of Cook ss.

State of Illinois
County of Cook ss.

I, Hee Underwood a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kwang Soo Lee, In Soo Lee, Do Hee Lee & Sun Ja Lee 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 29th day of July, 1996 by Karl Chang as loan officer on behalf of the Foster Bank

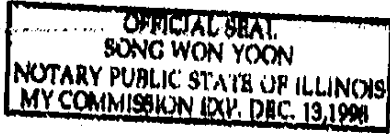
Given under my hand and official seal, this 29th day of July, 1996

Given under my hand and official seal, this 29th day of July, 1996

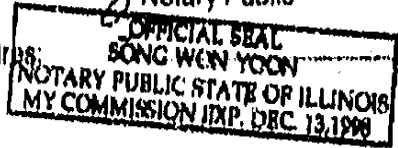
Song Won Yoon
Notary Public

Song Wen Yoon
Notary Public

Commission expires:



Commission expires:



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

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