

POSTER BANK
5225 N. Kedzie Avenue
Chicago, IL 60625
773-288-3355 (Lender)

**MODIFICATION AND
EXTENSION OF MORTGAGE**

749138050

GRANTOR

**Kwang Soo Lee
In Soo Lee**

ADDRESS
2701 West Armitage Avenue
Chicago, IL 60647

TELEPHONE NO.
773/227-8996

IDENTIFICATION NO.

BORROWER

Giant Beauty Distributors, Ltd.

ADDRESS
2701 West Armitage Avenue
Chicago, IL 60647

TELEPHONE NO.
773/227-8996

IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 29TH day of JULY, 1997 is executed by and between the parties indicated below and Lender.

A. On July 29, 1993, 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 **9256765, 9431931** at Page **107, 108** Filing date **7/30/93, 10/18/94, 8/11/95 & 9/9/96** as Document No. **92532053, & 9673835** 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 29, 1998**, 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, 1997**, the unpaid principal balance due under the Note was \$ **150,000.00**, 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, 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 West Armitage Avenue
Chicago, IL 60647

Permanent Index No.(s): 13-36-401-001-0000

SCHEDULE B

GRANTOR: Kwang Soo Lee

GRANTOR: Kwang Soo Lee

Kwang Soo Lee
Kwang Soo Lee

Kwang Soo Lee
Kwang Soo Lee

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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BORROWER: Giant Beauty Distributors, Ltd.

BORROWER: Giant Beauty Distributors, Ltd.

Wang Soo Lee
President

In Soo Lee
Secretary

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

Wang Soo Lee

In Soo Lee

GUARANTOR:

GUARANTOR:

Do Hee Lee

Sun Ja Lee

LENDER: FOSTER BANK

Edward F. Halloran
Vice President

State of Illinois)
County of Cook) ss

State of Illinois)
County of Cook) ss

I, Su Jin Lim a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wang Soo Lee & In Soo Lee personally known to me to be the same person(s) whose name(s) Edward F. Halloran subscribed to the foregoing instrument, as Vice President appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, on behalf of the Foster Bank for the uses and purposes herein set forth.

Given under my hand and official seal, this 28th day of July, 1997

Given under my hand and official seal, this 28th day of July, 1997

Su Jin Lim
Notary Public

Su Jin Lim
Notary Public

Commission expires:

OFFICIAL SEAL
SU JIN LIM
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 4, 2001

Commission expires:

OFFICIAL SEAL
SU JIN LIM
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 4, 2001

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

OFFICIAL SEAL
SU JIN LIM
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 4, 2001

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