

RECORDATION REQUESTED BY:

Korea First Bank, Chicago
205 N. Michigan Ave.
Suite 915
Chicago, IL 60601

WHEN RECORDED MAIL TO:

Korea First Bank, Chicago
205 N. Michigan Ave.
Suite 915
Chicago, IL 60601

SEND TAX NOTICES TO:



RECORDING \$27.50
FRANK 1253 05/16/97 12:36:00
DR: *--97-316976
COUNTY RECORDER

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: Henry Yim

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MARCH 31, 1997, BETWEEN FIRSTAR BANK ILLINOIS f/k/a First Colonial Trust Company, Successor to Northwest Commerce Bank of Rosemont, t/u/t dated April 28, 1989 known as Trust No. 89-074 (referred to below as "Grantor"), whose address is 104 N. Oak Park Ave., Oak Park 60301 and Korea First Bank, Chicago (referred to below as "Lender"), whose address is 205 N. Michigan Ave., Suite 915, Chicago, IL 60601.

MORTGAGE. Grantor and Lender have entered into a mortgage dated May 13, 1994 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

The mortgage was recorded with the Cook County Recorder of Deeds as Document 04-077338, on December 28, 1994.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

LOT 24 IN CARTER, STAFFORD AND TRENKEL'S SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN NEWSON'S SUBDIVISION OF THE NORTH 5 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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The Real Property or its address is commonly known as 3909 W. Lawrence Ave., Chicago, IL 60625. The Real Property tax identification number is 13-14-101-005.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Extending maturity date from April 15, 1997 to April 15, 2000..

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

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MODIFICATION OF MORTGAGE

(Continued)

unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS. BORROWER IS EXECUTING THIS MODIFICATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TRUST AGREEMENT DESCRIBED AS FIRSTSTAR BANK ILLINOIS F/K/A 1ST COLONIAL TRUST COMPANY SUCC. TO NORTHWEST COMMERCE BANK OF ROSEMONT, TRUST NUMBER LT-89-024 AND DATED APRIL 28, 1989.

BORROWER:

FIRSTSTAR BANK ILLINOIS, AS TRUSTEE AFORESAID,

SEE TRUSTEE EXONERATION RIDER ATTACHED
& MADE A PART HEREOF.

By: *Angela M. Clark*
Land Trust Officer

By: *J. H. Abbott*
Land Trust Officer Assistant Secretary

LENDER:

Korea First Bank, Chicago

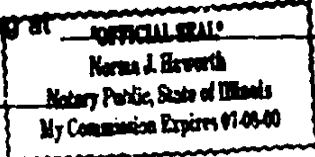
By: *[Signature]*
Authorized Officer

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CORPORATE ACKNOWLEDGMENT

STATE OF IL)
) ss
COUNTY OF Cook)

On this 5th day of May, 19 97, before me, the undersigned Notary Public, personally appeared * Trust Officer; and * Land Trust Officer Assistant Secretary OF FIRSTAR
BANK ILLINOIS f/k/a First Colonial Trust Company, Succ. to Northwest Commerce Bank of Rosemont t/u/ dtd 4/28/89 known as Tr. #89-024 and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.


By Norma J. Herworth Residing at IL
Notary Public in and for the State of IL


My commission expires _____
* Angela McClain Land Trust Officer and June M. Stout Land Trust Officer

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) ss
COUNTY OF Cook)

On this 2nd day of May, 19 97, before me, the undersigned Notary Public, personally appeared THE JOY KOH and known to me to be the authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Eileen F. Gamberdino Residing at 295 N. Michigan St. Chicago 60601
Notary Public in and for the State of Illinois
My commission expires 11/14/99


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TRUSTEE EXONERATION ATTACHED TO: MODIFICATION OF MORTGAGE
DATED MARCH 31, 1997

This document is executed by FIRSTAR BANK ILLINOIS, not personally but as Trustee as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said document (all such liability if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In event of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said trustee, the provisions of this rider shall be controlling.

County of Cook County Clerk's Office

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