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FOSTER BANK
5225 N. KEDZIE AVENUE
CHICAGO, IL 60625
773-588-3355 (Lender)

DEPT-01 RECORDING \$25.00
T#0012 TRAN 4999 05/07/97 11:55:00
#6299 ÷ CG *-97-319872
COOK COUNTY RECORDER

MODIFICATION AND EXTENSION OF MORTGAGE

1797009956

GRANTOR		BORROWER	
Sung K. Yoo Linda E. Yoo		Woofer Electronics, Inc.	
ADDRESS		ADDRESS	
4212 West Lawrence Avenue Chicago, IL 60630		4212 West Lawrence Avenue Chicago, IL 60630	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
773/283-8286		773/283-8286	

Handwritten initials/signature on the right side of the form.

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 12TH day of APRIL, 1997, is executed by and between the parties indicated below and Lender.

A. On APRIL 12, 1996, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of NINETY THOUSAND AND NO/100 Dollars (\$ 90,000.00), 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 APRIL 18, 1996 as Document No. 96293083 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 APRIL 12, 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 APRIL 12, 1997, the unpaid principal balance due under the Note was \$ 44,000.00, 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 20 AND 21 IN BLOCK 4 IN RAVENSWOOD GOLF CLUB SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 1212 West Lawrence Avenue
Chicago, IL 60630

Permanent Index No.(s): 13-10-424-034-0000

SCHEDULE B

GRANTOR: Sung K. Yoo

GRANTOR: Linda E. Yoo

Sung K. Yoo
Sung K. Yoo

Linda E. Yoo
Linda E. Yoo

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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Property of Cook County Clerk's Office

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BORROWER: Woofar Electronics, Inc.

BORROWER: Woofar Electronics, Inc.

[Signature]
Sung K. Yoo
President

[Signature]
Linda E. Yoo
Secretary

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

[Signature]
Sung K. Yoo

[Signature]
Linda E. Yoo

GUARANTOR:

GUARANTOR:

LENDER: FOSTER BANK

[Signature]
Kyu S. Kim
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 Sung K. Yoo & Linda E. Yoo personally known to me to be the same person whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this 12nd day of April, 1997, by Kyu S. Kim as Vice President on behalf of the Foster Bank

Given under my hand and official seal, this 12nd day of April, 1997

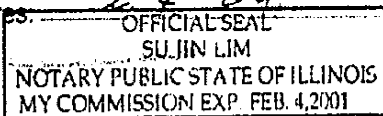
Given under my hand and official seal, this 12nd day of April, 1997

[Signature]
Notary Public

[Signature]
Notary Public

Commission expires 2.4.2001

Commission expires: 2.4.2001



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

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