

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

MODIFICATION AND  
EXTENSION OF MORTGAGE

GRANTOR

BORROWER

Frank Lee  
Kwang Lee

Frank Lee  
Kwang Lee

ADDRESS

1552-54 West Chicago Avenue  
Chicago, IL 60622

ADDRESS

1552-54 West Chicago Avenue  
Chicago, IL 60622

TELEPHONE NO.

847/679-4989

IDENTIFICATION NO.

TELEPHONE NO.

847/679-4989

IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 5TH day of JUNE, 1998 is executed by and between the parties indicated below and Lender

A. On APRIL 28, 1995, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 255,500.00 ), 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 MAY 1, 1995 as Document No. 95286992 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 JUNE 5, 2001, 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 JUNE 5, 1998, the unpaid principal balance due under the Note was \$ 242,490.00, 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:

BOX 333-CTI

Page 1 of 2  
Khee  
Fhee

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Page 2 of 2

## SCHEDULE A

LOT 3 IN COMMISSIONER'S PARTITION OF LOT 27 AND 28 WITH LOTS 5, 6, 7 AND 8 (EXCEPT THE WEST 1 FOOT OF SAID LOT 8) OF KUHL'S SUBDIVISION OF LOT 33 IN THE SUBDIVISION OF 1 ACRES IN THE SOUTHWEST CORNER OF OUTLOT OF BLOCK 29 IN THE CANAL TRUSTEES' SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 552-54 W. Chicago Avenue  
Chicago, IL 60622

Permanent Index No.(s): 17-05-325-026-0000

## SCHEDULE B

GRANTOR: Frank Lee

*Frank Lee*  
Frank Lee  
Husband

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR Kwang Lee

*Kwang Lee*  
Kwang Lee  
Wife

GRANTOR:

GRANTOR:

GRANTOR:

*Kwang Lee*  
*Frank*

BORROWER:

*Frank Lee*  
Frank Lee

BORROWER:

*Kwang Lee*  
Kwang Lee

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: FOSTER BANK

*Karl Chang*  
Karl Chang  
Assistant Vice President

State of Illinois )  
County of Cook ) ss.

State of Illinois )  
County of Cook ) ss.

I, *Song Won Yoon* a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Frank Lee & Kwang 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 *5th day of June, 1998* by *Karl Chang* Assistant Vice President as *Assistant Vice President* on behalf of the *Foster Bank*

Given under my hand and official seal, this *5th* day of *June, 1998*

Given under my hand and official seal, this *5th* day of *June, 1998*

*Song Won Yoon*  
Notary Public

*Song Won Yoon*  
Notary Public

Commission expires:

OFFICIAL SEAL  
SONG WON YOON  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. DEC. 13, 1998

Commission expires:

OFFICIAL SEAL  
SONG WON YOON  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. DEC. 13, 1998

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

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