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1999-08-26 10:40:23
Cook County Recorder 25.00

Mail to:

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



99817083

MODIFICATION AND EXTENSION OF MORTGAGE

76-10-1050110

GRANTOR		BORROWER	
Kwan Su Kim		Kwan Su Kim	
ADDRESS		ADDRESS	
1555 Hawthorne Place Deerfield, IL 60015		1555 Hawthorne Place Deerfield, IL 60015	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
847/375-1419		847/375-1419	

3
B/K

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 29TH day of JULY, 1999, is executed by and between the parties indicated below and Lender.

A. On JULY 29, 1999, 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 FORTY-SEVEN THOUSAND SEVEN HUNDRED SIXTY-SIX AND NO/100 Dollars (\$ 247,766.00), 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 JUNE 5, 1996 as Document No. 96426224 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 1, 2002, 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, 1999, the unpaid principal balance due under the Note was \$ 247,766.00, 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

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SCHEDULE A

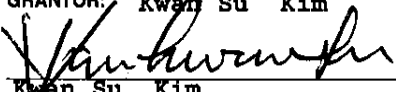
LOT 33 (EXCEPT THE WEST 10 FEET THEREOF) AND ALL OF LOTS 34 TO 36 (EXCEPT THE EAST 10 FEET THEREOF) IN BLOCK 4 IN PAUL O. STENSLAND'S SUBDIVISION OF THE EAST 664.7 FEET OF LOTS 1 TO 4 IN SHELBY AND MAGOFFIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 2442 West Irving Park Road
Chicago, IL 60618

Permanent Index No.(s): 13-13-419-021-0000

SCHEDULE B

GRANTOR: Kwan Su Kim


Kwan Su Kim

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

Property of Cook County Clerk's Office

99817083

UNOFFICIAL COPY

BORROWER:

Kwan Su Kim

BORROWER:

BORROWER:

BORROWER:

BORROWER:

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BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: FOSTER BANK

Christine Yoon
Loan Officer

State of ILLINOIS)
County of Lake) ss.

State of ILLINOIS)
County of Lake) ss.

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kwan Su Kim personally known to me to be the same person is whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this on 6/29/99 by Christine Yoon as Loan Officer on behalf of the Foster Bank

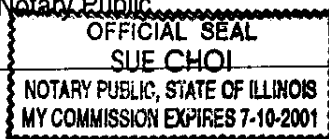
Given under my hand and official seal, this 29th day of July, 1999

Given under my hand and official seal, this 29th day of July, 1999

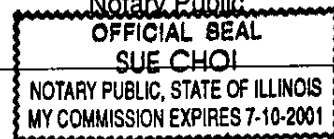
Sue Choi
Notary Public

Sue Choi
Notary Public

Commission expires:



Commission expires:



Prepared by and return to: Sue Choi, Foster Bank, 5225 N. Kezie Ave., Chicago, IL 60625