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Cook County Recorder 25.50



0010208883

COOK COUNTY
RECORDER

EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

MID AMERICA BANK, fsb.
LOAN MODIFICATION AGREEMENT

Loan Number: 0990527833

Modification Fee: \$950.00

Purpose of Modification:

TO MODIFY LOAN PROGRAM FROM AN ARM (3/1) TO A FIXED RATE; TO MODIFY PRINCIPAL AND INTEREST PAYMENT FROM \$2180.79 TO \$2313.71; TO MODIFY MATURITY DATE FROM SEPTEMBER 1, 2039 TO FEBRUARY 1, 2031; TO MODIFY ORIGINAL MORTGAGE TO PROVIDE AN ADDITIONAL ADVANCE OF FUNDS IN THE AMOUNT OF \$950.00.

This Loan Modification Agreement (hereinafter referred to as "Modification") made and entered into this 29TH day of JANUARY, 2001 by and between MidAmerica Bank, fsb, of the County of DuPage and State of Illinois (FKA MidAmerica Federal Savings Bank), and hereinafter referred to as "MidAmerica" and ALEC GRANDERSON AND CYNTHIA D GRANDERSON, HUSBAND AND WIFE

(hereinafter referred to collectively as "Borrowers") shall affect the property located at 2417 SWEETBRIAR WESTCHESTER, IL 60154 and legally described as follows:

LOT 29 IN FIRST WESTCHESTER ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1996 AS DOCUMENT NUMBER 96-4-5662, IN COOK COUNTY, ILLINOIS

P.I.N. # 15302060290000

WHEREAS, MidAmerica has previously loaned the Borrower(s) the principal sum of THREE HUNDRED THIRTY SIX THOUSAND ONE HUNDRED AND NO/100 Dollars (\$336,100.00) evidenced by a Note ("Note") and Mortgage both dated AUGUST 19, 1999 said Mortgage having been recorded in the office of Recorder of Deeds of COOK County, Illinois as Document Number 99830209 and said Note and Mortgage are incorporated into and made a part of this Modification;

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WHEREAS, the parties hereto for mutual consideration wish to revise the terms of the Note and Mortgage of said indebtedness;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

It is agreed that as of the date of this Modification, the unpaid principal balance of said indebtedness is Three Hundred Thirty-four Thousand Forty-two and 74/100ths Dollars (\$334,042.74).

The Note and Mortgage dated August 19, 1999 shall be modified to provide for an additional advance of funds not to exceed the amount of Nine Hundred Fifty and 00/100ths Dollars (\$950.00).

Mid America will fund an Additional Advance of Nine Hundred Fifty and 00/100ths Dollars (\$950.00) which shall increase the unpaid principal balance of said indebtedness to Three Hundred Thirty-four Thousand Nine Hundred Ninety-two and 74/100ths Dollars (\$334,992.74).

The Borrowers do hereby amend and modify the Note and Mortgage described above by specifically amending Section 2 (Interest), Section 3 (Payments), and Section 4 (Interest Rate and Monthly Payment Changes) of the Note as follows:

As of February 1, 2001, the modified interest rate the Borrowers are required to pay will be 7.375%.

This modified interest rate will remain constant for the remaining term of the loan. The principal and interest payment based on the rate indicated above will be \$2313.71. The Borrowers shall make the new modified payments on the first day of each month beginning on March 1, 2001.

It is agreed that all sums owed under the Note will be paid no later than february 1, 2031 ("the Maturity Date") and the Maturity Date under all the Loan Documents will be deemed February 1, 2031. To the extent the terms, conditions and provisions of this Modification differ from or are inconsistent with the Note, Mortgage or other Loan Documents executed by the Borrowers, the terms, conditions and provisions of this Modification shall control and govern.

In all respects, said Note and Mortgage shall remain in full force and effect, and the undersigned promises to pay said indebtedness as herein stated and to perform all of the obligations of said Mortgage contract, as herein revised.

Executed, sealed and delivered this 29th day of January, 2001.

BORROWER(S)

By: Alec Granderson
ALEC GRANDERSON

By: Cynthia D Granderson
CYNTHIA D GRANDERSON

By: _____

By: _____

STATE OF ILLINOIS)
)SS
COUNTY OF)

THE UNDERSIGNED, a Notary Public in and for said county and state, do hereby certify that ALEC GRANDERSON AND CYNTHIA D GRANDERSON whose names are subscribed to the foregoing instrument, appeared before me this day in person, and that they signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.

Signature: _____

Name (Typed or Printed)

My Commission Expires: _____

LENDER:

MID AMERICA BANK, fsb.:

[Handwritten signature of Alec Granderson]

[Handwritten signature of Cynthia D Granderson]

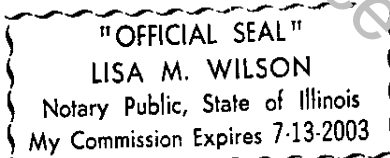
STATE OF ILLINOIS)
)SS
COUNTY OF)

THE UNDERSIGNED, a Notary Public in and for said county and state aforesaid, do hereby certify, that _____, personally known to me to be the _____ Vice President of Mid America Bank, fsb., a national banking corporation and _____, the Asst. Secretary of said corporation and _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ Vice President and Asst. Secretary they signed and delivered the said instrument as the _____ Vice President and Asst. Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act; and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____,

[Handwritten signature of Lisa M. Wilson]
Notary Public

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY
Kenneth Koranda, President
Mid America Bank, fsb.
1823 Centre Point Circle, P.O. Box 3142
Naperville, Illinois 60566-7142

WHEN RECORDED RETURN TO:
Mid America Bank, fsb.
1823 Centre Point Circle
P.O. Box 3142
Naperville, Illinois 60566-7142