

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE



Prepared By:
RUTH RUHL, P.C.
[Company Name]
2305 Ridge Road, Suite 106
[Street Address]
Rockwall, TX 75087
[City, State, Zip]

After Recording Return To:
First American Loss Mitigation Services, Inc.
[Address]

When Recorded Return to
First American Title Insurance Co.
3 First American Way
Santa Ana, CA 92707
Attn: Loan Modification Dept.
533284
[City, State, Zip]

THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE INSURANCE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS
TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

[Space Above This Line For Recording Data]

Loan No.: 654083

MORTGAGE MODIFICATION AGREEMENT

[To be used to refinance balloon loans documented on Fannie Mae uniform instruments.]

This Mortgage Modification Agreement (the "Refinancing Instrument"), entered into and effective as of the 1st day of May, 2001 (the "Refinancing Date"), between Jeffrey S. Drager and Isiaah Crawford, Jr.

(the "Borrower"),
N/A ("Co-grantor"), and
Matrix Financial Services Corporation ("Lender"),
renews and extends the mortgage or deed of trust (the "Security Instrument," which term includes all riders thereto) to secure the debt evidenced hereby. The Security Instrument (i) is dated April 11, 1994, (ii) was executed to secure the note (the "Balloon Note") dated April 11, 1994, in the original principal sum of U.S. one hundred sixty four thousand two hundred fifty and 00/100 Dollars (\$ 164,250.00), executed by Jeffrey S. Drager and Isiaah Crawford, Jr.

and payable to the order of Lake Cook Mortgage Company
(iii) is recorded in Book or Liber N/A, at Page(s) N/A, of the Official [name of land records] records of Cook County, Illinois [county and state or other jurisdiction], Document No. 94359377, and (iv) affects rights with respect to the collateral defined therein as the "Property," which is located at 4324 Dayton Avenue #C, Chicago, Illinois 60613

[Property Address]

Initials JD Initials IC Initials _____ Initials _____

43.50
12/99

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COOK COUNTY
CLERK'S OFFICE
JAN 10 2011

Property of Cook County Clerk's Office

Loan No.: 654083

and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 14-17-407-059-1003

The Security Instrument includes a Balloon Rider and the Balloon Note includes a Balloon Note Addendum, both of which provide for a Conditional Right to Refinance. In connection therewith:

(a) As further provided below, the Security Instrument is renewed, extended, and amended to secure repayment of the debt evidenced by this Refinancing Instrument, by delivery hereof to the Lender in recordable form in all respects.

(b) This Refinancing Instrument, when duly executed by Borrower, delivered by Borrower to Lender, and accepted by Lender, supersedes and satisfies the Balloon Note (including the Balloon Note Addendum); provided that any sums owed solely by reason of the Security Instrument and not evidenced by the Balloon Note are not released by execution and delivery of this Refinancing Instrument.

(c) Borrower acknowledges that immediately prior to execution of this Refinancing Instrument, the lien of the Security Instrument is valid and subsists against the Property.

(d) The debt evidenced by this Refinancing Instrument is evidenced by Section D hereof, which portion of this Refinancing Instrument is referred to therein as the "Note."

Notwithstanding anything to the contrary contained in the Balloon Note or Security Instrument, Borrower undertakes as follows:

A. RENEWAL AND EXTENSION OF LIEN

It is the intention of the Borrower and Lender that the lien of the Security Instrument shall secure the debt evidenced by this Refinancing Instrument and that the Security Instrument hereby shall be renewed and extended, as of the Refinancing Date, so long as required to secure such debt until it is paid in full. In connection with the foregoing:

(i) The maturity date of the debt evidenced by this Refinancing Instrument is set forth in Section D(3)(a), below.

(ii) Lender is expressly subrogated to all rights with respect to the Property, prepayment, and acceleration to which the holder of the Balloon Note was entitled by reason of the Security Instrument.

(iii) In the event that any portion of the debt evidenced by this Refinancing Instrument cannot be lawfully secured by the Security Instrument as so renewed and extended, principal payments shall be applied first to that portion not so secured.

(iv) Borrower acknowledges that the lien securing the Balloon Note is hereby renewed and extended, amended as provided immediately below, and is in full force and effect until the debt evidenced by this Refinancing Instrument is paid in full.

B. AMENDMENT OF THE SECURITY INSTRUMENT

All of the terms of the Balloon Rider are cancelled, null, and void as of the Refinancing Date.

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C. CO-GRANTOR LIABILITY

Any party that signs below as a "co-grantor" did not execute the Balloon Note but signs below to grant and convey, under the terms of the Security Instrument, such interest as that party may have in the Property. Such party is not personally obligated to pay the debt evidenced by this Refinancing Instrument and secured by the Security Instrument (as renewed, extended, and amended hereby), and agrees that Lender and Borrower may agree to extend, modify, forbear or make any accommodations with regard to such debt or the Security Instrument (as renewed, extended, and amended hereby) without such party's consent.

D. FULLY AMORTIZING NOTE

1. Borrower's Promise to Pay

In return for a loan that I have received, I promise to pay U.S. \$ 147,428.56 (this amount is called "principal"), plus interest, to the order of Lender. I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. Interest

Interest will be charged on unpaid principal on and after the Refinancing Date until the full amount of principal has been paid. I will pay interest at a yearly rate of 7.500 %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section D(6)(b) of this Note.

3. Payments

(a) Time and Place of Payments

I will pay principal and interest by making payments every month.

I will make my monthly payments on the 1st day of each month beginning on June 1, 2001

I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. My monthly payments will be applied to interest before principal. If, on May 1, 2024, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "maturity date."

I will make my monthly payments at Matrix Financial Services Corporation, 201 W. Coolidge Street, #100, Phoenix, Arizona 85013 or at a different place if required by the Note Holder.

(b) Amount of Monthly Payments

My monthly payment of principal and interest will be in the amount of U.S. \$ 1,122.51

4. Borrower's Right to Prepay

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When I make a prepayment, I will tell the Note Holder in writing that I am doing so.

I may make a full prepayment or partial prepayments without paying any prepayment charge. The Note Holder will use all of my prepayments to reduce the amount of principal that I owe under this Note. If I make a partial prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. Loan Charges

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the principal I owe under this Note or by making a direct payment to me. If a refund reduces principal, the reduction will be treated as a partial prepayment.

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6. **Borrower's Failure to Pay as Required**

(a) **Late Charges for Overdue Payments**

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5.00 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(b) **Default**

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(c) **Notice of Default**

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to me.

(d) **No Waiver by Note Holder**

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(e) **Payment of Note Holder's Costs and Expenses**

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. **Giving of Notices**

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section D(3)(a) above or at a different address if I am given a notice of that different address.

8. **Obligations of Persons Under this Note**

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. **Waivers**

I and any other person who has obligations under this Note waive the rights of presentment and notice of dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. **Security Instrument**

In addition to the protections given to the Note Holder under this Note, the Security Instrument protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. The Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

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Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

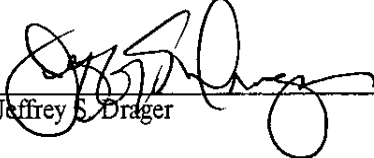
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

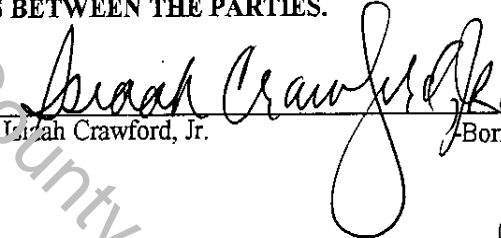
11. Rights of Transferees

A transferee of this Refinancing Instrument shall have the rights of a "holder in due course" under the Uniform Commercial Code if the transferee took rights under this Refinancing Instrument in good faith, for value, and without notice of a claim or defense, and if there has been endorsement and delivery as are required by the Uniform Commercial Code to become a "holder in due course."

THE WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN (ORAL) AGREEMENTS BETWEEN THE PARTIES.

 (Seal)
Jeffrey S. Dräger -Borrower

 (Seal)
Leah Crawford, Jr. -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

N/A (Seal)
-Co-grantor

____ (Seal)
-Co-grantor

Lender does not, by its execution hereof, waive any right it may have against any person not a party hereto.

Accepted by Lender:

Lender Name: Matrix Financial Services Corporation

By:  [Signature]

Bruce E. Beverly [Signatory's typed name]

Signatory's Title: Senior Vice President

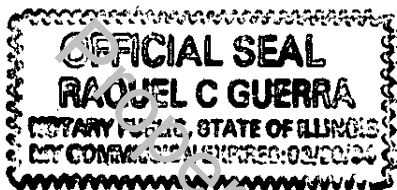
INDIVIDUAL ACKNOWLEDGMENT

State of Illinois §
County of Cook §

The foregoing instrument was acknowledged before me by Jeffrey S. Drager and Isiaah Crawford, Jr.

5/11/01 [date],
[name of person acknowledged].

(Seal)



Raquel C Guerra
Raquel C Guerra
Notary Public, State of Illinois

My Commission Expires: 03/30/04

CORPORATE ACKNOWLEDGMENT

State of Arizona §
County of Maricopa §

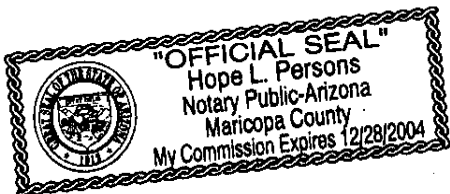
The foregoing instrument was acknowledged before me this May 18, 2001 by Bruce E. Beverly Senior Vice President
[name of officer or agent]
[title of officer or agent] of Matrix Financial Services Corporation

[date],
[name of officer or agent]

[name of corporation acknowledging] corporation.

[state or place of incorporation], on behalf of the corporation.

(Seal)



Hope L. Persons
Hope L. Persons
Notary Public, State of Arizona

My Commission Expires: 12-28-04

Loan No.: 654083

EXHIBIT "A"

UNIT #C IN THE BUENA VISTA TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN SUBDIVISION OF LOTS 8 TO 12 OF BLOCK 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN BANFORD'S SUBDIVISION OF LOTS 8 TO 12 IN THE SUBDIVISION OF LOT 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 20 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89173244 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

TAX ID NO.: 14-174-07-059-1003

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Loan No.: 654083

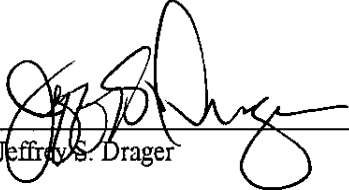
Exhibit

NOTICE OF NO ORAL AGREEMENTS

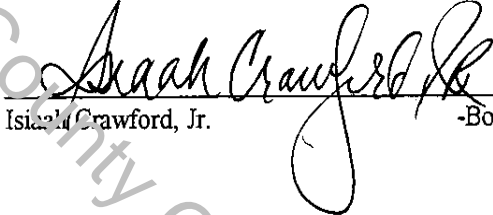
THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Receipt of Notice: The undersigned hereby represents and warrants that I/we have each received and read a copy of this Notice on or before the execution of the "Loan Agreement." "Loan Agreement" means one or more promises, promissory notes, agreements, undertakings, security agreements, deeds of trust or other documents, or commitments, or any combination of those actions or documents, pursuant to which a financial institution loans or delays repayment of or agrees to loan or delay repayment of money, goods, or any other thing of value or to otherwise extend credit or make a financial accommodation.



Jeffrey S. Drager -Borrower



Isiah Crawford, Jr. -Borrower

-Borrower

-Borrower

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Property of Cook County Clerk's Office

Loan No.: 654083

Exhibit

ERROR AND OMISSIONS / COMPLIANCE AGREEMENT

The undersigned Borrower(s) for and in consideration of the Lender this date funding the closing or modifying this loan agree, if requested by Lender or Closing Agent for Lender, to fully cooperate and adjust for clerical errors, any or all loan documentation, if deemed necessary or desirable in the reasonable discretion of Lender, to enable Lender to sell, convey, seek guaranty or market said loan to any entity, including, but not limited to, an investor, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Government National Mortgage Association, Federal Housing Authority or the Department of Veterans Affairs.

The undersigned Borrower(s) do hereby so agree and covenant in order to assure that this loan documentation executed this date will conform and be acceptable in the marketplace in the instance of transfer, sale or conveyance by Lender of its interest in and to said loan documentation.

Dated effective this 11th day of May, 2001
Jeffrey S. Drager (Seal)
Jeffrey S. Drager -Borrower

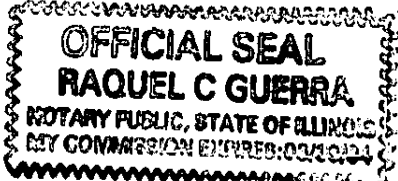
Isiah Crawford, Jr. (Seal)
Isiah Crawford, Jr. -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

State of Illinois §
County of Cook §

The foregoing instrument was acknowledged before me on 5/11/01 [date],
by Jeffrey S. Drager and Isiah Crawford, Jr. [name of person acknowledged].

(Seal) 

R. C. Guerra
Raquel C. Guerra
Notary Public, State of Illinois
My Commission Expires: 03/30/04

Loan No.: 654083

Exhibit

ATTORNEY SELECTION NOTICE

By signing below, it is understood and agreed that you may hire a lawyer or attorney to advise you regarding this transaction and its consequences.

SELLER:

BORROWER:

N/A Modification _____
(Date)

Jeffrey S. Drager 5/11/01
Jeffrey S. Drager _____ (Date)

N/A Modification _____
(Date)

Shaah Crawford, Jr. 5/11/01
Shaah Crawford, Jr. _____ (Date)

(Date)

(Date)

(Date)

(Date)

PRIVATE MORTGAGE INSURANCE DISCLOSURE

Loan No.: 654083

Property Address: 4324 Dayton Avenue #C
Chicago, Illinois 60613

You are obtaining a mortgage loan that requires private mortgage insurance ("PMI"). PMI protects lenders and others against financial loss when borrowers default. Charges for the insurance are added to your loan payments.

Under certain circumstances, federal law gives you the right to cancel PMI or requires that PMI automatically terminate. This disclosure describes when cancellation and termination may occur. Please note that PMI is *not* the same as property/casualty insurance -- such as homeowner's or flood insurance - which protects you against damage to the property. Cancellation or termination of PMI does *not* affect any obligation you may have to maintain other types of insurance.

In this disclosure, "loan" means the mortgage loan you are obtaining; "you" means the original borrower (or his or her successors or assigns); and "property" means the property securing the mortgage loan.

Initial Amortization Schedule

An amortization schedule showing the principal and interest due on your loan, along with the balance remaining after each scheduled payment, is attached for your reference.

Borrower Requested Cancellation of PMI

You have the right to request that PMI be canceled on or after the following dates:

- (1) The date the principal balance of your loan is first *scheduled* to reach 80% of the original value of the property. This date is 10/01/2006
- (2) The date the principal balance actually reaches 80% of the original value of the property. "Original value" means the lesser of the contract sales price of the property or the appraised value of the property at the time the loan was closed.

PMI will only be canceled if all the following conditions are satisfied:

- (1) you submit a written request for cancellation;
- (2) you have a good payment history; and
- (3) we receive, if requested and at your expense, evidence satisfactory to the holder of your loan that the value of the property has not declined below its original value, and certification that there are no subordinate liens on the property.

A "good payment history" means no payments 60 or more days past due within two years and no payments 30 or more days past due within one year of the cancellation date.

Automatic Termination of PMI

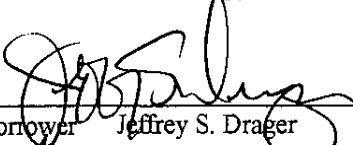
If you are current on your loan payments, PMI will automatically terminate on the date the principal balance of your loan is first *scheduled* to reach 78% of the original value of the property. This date is 10/01/2007. If you are *not* current on your loan payments as of that date, PMI will automatically terminate when you thereafter become current on your payments.

Exceptions to Cancellation and Automatic Termination

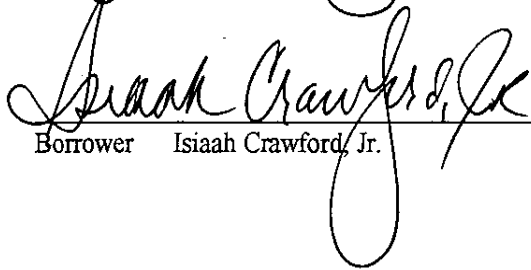
The cancellation and automatic termination requirements described above do not apply to certain loans that may present a higher risk of default. Your loan, however, does not fall into this category. Accordingly, the cancellation and automatic termination provisions described above apply to your loan.

* * * * *

I/we have received a copy of this disclosure.


 Borrower Jeffrey S. Drager

5/11/01
 Date


 Borrower Isiaah Crawford, Jr.

5/11/01
 Date

 Borrower

 Date

 Borrower

 Date