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2001-09-18 13:28:11
Cook County Recorder 27.50

PREPARED BY:
MOSS, CODILIS ET AL
9200 East Mineral Avenue, Suite 329
Englewood, CO 80112
Preparer: Lisa Lucas - Loss Mitigation



Loan No. 0002079036

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LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made **October 17, 2000**, between **Robert L. Karl and Catherine L. Karl, husband and wife** "Borrower(s)", residing at 15 East Shag Bark Lane, Streamwood, Illinois, 60107, and **Aurora Loan Services, Inc. ("Lender") and Mortgage Electronic Registration Systems as Nominee for Lender** with offices at 601 Fifth Avenue, P.O. Box 1706, Scottsbluff, NE 69363-1706, current holder of the Note and Security Instrument hereinafter described, amends and supplements (1) the Note dated December 29, 1989, made in the amount of \$105,050.00, and (2) the Security Instrument dated December 29, 1989, and recorded January 10, 1990, as Document # 90015973 in the official records of Cook County which covers the real property described in said Security Instrument, located at: 15 East Shag Bark Lane, Streamwood, Illinois 60107 ("Property"), and more particularly described as:

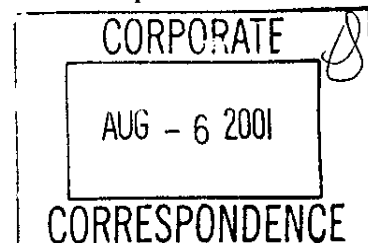
LOT 262 IN TIFFANY PLACE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87-309391, IN COOK COUNTY, ILLINOIS.

Tax ID #: 06-14-306-037

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows, notwithstanding anything to the contrary contained in the Note or Security Instrument.

1. As of **December 1, 2000**, the amount payable under the Note and the Security Instrument is **\$95,025.76** ("Unpaid Principal Balance"). The Borrower acknowledges that interest has accrued but has not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, costs and expenses in the total amount of **\$10,876.03** have been added to the indebtedness under the terms of the Note and Security Instrument and the loan reamortized over **349** months. When payments resume on **January 1, 2001**, the New Unpaid principal Balance will be **\$105,901.79**.

2. The Borrower(s) promise to pay the Unpaid Principal Balance, plus the interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the annual rate of **8.500%** from **December 1, 2000**, and Borrower(s) promise to pay monthly payments of principal and interest in the amount of **\$819.95 (this figure does not include tax and insurance amounts)** beginning **January 1, 2001**, and on the same day of each month thereafter until the entire amount due and payable under the terms of the Note, Security Instrument and this Agreement are paid in full. If on



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Borrower(s) shall make the monthly payments described herein at Aurora Loan Services, Inc., 601 Fifth Avenue, P.O. Box 1706, Scottsbluff, NE 69363-1706 or at such other place that Lender may designate.

3. If all or any part of the Property or any interest therein is sold or transferred without Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums due under the Note, Security Instrument and this Agreement.

If Lender exercises this option, the Lender shall give the Borrower(s) notice of acceleration. The notice shall provide a period of not less than thirty days from the date the notice is delivered or mailed within which the Borrower(s) must pay all sums due under the Note, Security Instrument and this Agreement. If Borrower(s) fail to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by the Note, Security Instrument and /or this Agreement without further notice or demand on the Borrower(s).

4. Borrower(s) will also comply with all other covenants, agreements, terms, conditions, and requirements of the Note and Security Instrument, including, without limitation, the Borrower's agreement to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower(s) are obligated to pay under the terms of the Note and Security Instrument, however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph one above.

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for or relating to any change or adjustment in the rate of interest payable under the note; and
- (b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to or wholly or partially incorporated in or is a part of, the Note or Security Instrument and that contains any such terms or provision as those referred to in (a) above.

5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and/or Security Instrument. Except as expressly provided in this Agreement, the Note and Security Instrument will remain unchanged and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions of the instruments, as amended by this Agreement.

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BORROWER(S):

Robert L. Karl
Robert L. Karl

Catherine L. Karl
Catherine L. Karl

Manisha D. Mody
WITNESS SIGNATURE
(PRINT NAME) MANISHA MODY

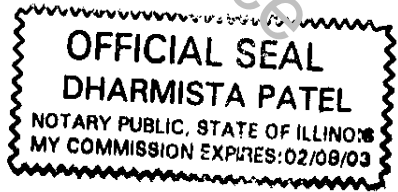
Beverly J. Laurenti
WITNESS SIGNATURE
(PRINT NAME) Beverly J. Laurenti

STATE OF Illinois)
COUNTY OF Cook)

On this 23 day of oct, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Karl and Catherine L. Karl personally known to me - OR - ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Dharmista Patel
Signature of Notary



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AURORA LOAN SERVICES, INC., LENDER

BY: [Signature]
Robert E. Simpson
TITLE: Executive Vice President

[Signature]
WITNESS SIGNATURE
(PRINT NAME) Brenda Jordan

(CORPORATE SEAL)



[Signature]
WITNESS SIGNATURE
(PRINT NAME) Stacy Sandoz

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE LENDER

BY: [Signature]
Krista Gingrich,
TITLE: Vice President

[Signature]
WITNESS SIGNATURE
(PRINT NAME) Lynn M Sacco

(CORPORATE SEAL)



[Signature]
WITNESS SIGNATURE
(PRINT NAME) Lane Thompson

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)



U08200938-050004

LOAN MODIF AGREE
REF# 20102245
US Recordings

On this 16 day of August, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert E. Simpson and Krista Ginrich, personally known to me- OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

My Commission Expires: _____

