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Cook County Recorder 29.50



0020447693

Property of Cook County Clerk's Office

----- (Space Above Line For Recording) -----

Litton Loan No. 3297967  
Investor Loan No: 0004764395

**LOAN MODIFICATION OF MORTGAGE AGREEMENT**

This Loan Modification Agreement ("Agreement"), made this 5<sup>th</sup> day of March, 2002, between, Austin J. O'Grady and Christine M. O'Grady, Husband and Wife, ("Borrower") and Credit Based Asset Servicing & Securitization, LLC ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt ("the Security Instrument") dated, April 23, 1998, and recorded as Document Number 98-378823 of the Official Records of Cook County, Illinois, (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property" located at

**10025 SOUTH KILDARE AVENUE  
OAK LAWN, ILLINOIS 60453**

**(Property Address)**

The real property described being set forth as follows:

**See Legal Description Attached Hereto and Made A Part Hereof By Reference**

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 February 5, 2002, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$107,231.65, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.
2. The Borrower promises to pay the Unpaid Principal Balance, plus interest to the order of the Lender. Interest will be charged on the Unpaid Principal at the annual interest rate (which will change if applicable) and pay monthly payments of principal and interest in U.S. dollars ("P&I") in accordance with the following schedule.

INTEREST CHANGE DATE	INTEREST RATE	PAYMENT DUE DATE	MONTHLY P&I PAYMENT
<u>02/05/2002</u>	<u>8.000%</u>	<u>03/05/2002</u>	<u>\$786.86</u>
	%		\$
	%		\$
	%		\$

MONTHLY PAYMENTS WILL REMAIN FIXED AT 8.000% FROM 03/05/2002 FOR THE REMAINING TERM OF THE LOAN.

If on February 5, 2032 ("Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date

The Borrower will make such payments at:

4828 Loop Central Drive  
Houston, Texas 77081

or at such other places as the Lender may require

3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require payment in full of all sums secured by this Security Instrument.

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

4. The Borrower also will comply with all other covenants, agreements and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph no. 1 above:
  - (a) all terms and provisions of the Note and Security Instrument (if any) providing for implementing 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, wholly or partially incorporated into or is part of, the Note or Security Instrument and that contains any such items and provisions 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 Security Instrument. Except as otherwise specifically 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 thereof as amended by this Agreement.

3-13-02  
Date

Austin J. O'Grady (Seal)  
Austin J. O'Grady

3.13.02  
Date

Christine M. O'Grady (Seal)  
Christine M. O'Grady

STATE OF Illinois  
COUNTY OF Cook

On March 13, 2002 before me Robert Tracy  
Date Notary  
personally appeared Austin J. O'Grady and Christine M. O'Grady

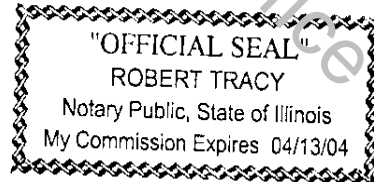
Personally known to me

-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.

Return to:  
**SAFEGUARD PROPERTIES, INC.**  
**650 SAFEGUARD PLAZA**  
**BROOKLYN HEIGHTS, OHIO 44131**

Robert Tracy  
Signature of Notary Public  
My Commission Expires:



Document Preparation:  
Fannie Mae Multi-state Instrument  
Standard Loan Modification Agreement  
Form 3179

Credit Based Asset Servicing & Securitization, LLC

March 26, 2002  
Date

[Signature] (Seal)  
Print Name:  
Title:

STATE OF TEXAS  
COUNTY OF HARRIS

On March 26, 2002 before me Steven Richard Droddy  
Date Notary  
personally appeared Edward Hill  
Signer(s)

Personally known to me

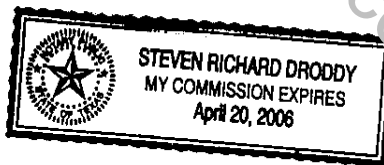
-OR-

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 entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]  
Signature of Notary Public

My Commission Expires: 4/20/2006

After Recording Return To:  
Safeguard Properties, Incorporated  
650 Safeguard Plaza  
Brooklyn Heights, Ohio 44131  
Attention: Mr. Eric S. Solowitch



**LEGAL DESCRIPTION**

Lot 29 (except the South 10 feet thereof) and all of Lot 30 in Block 6 in Ridge Lawn Highlands First Addition, being a Subdivision of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 and the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Number 24-10-403-047

Property of Cook County Clerk's Office