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Cook County Recorder 28.50



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**MID AMERICA BANK, fsb.  
SECOND LOAN MODIFICATION AGREEMENT**

**Modification Fee:** \$950.00

**Purpose of Modification:**

TO MODIFY THE INTEREST RATE FROM 6.125% TO 5.125%; TO MODIFY THE PRINCIPAL AND INTEREST FROM \$2,558.18 TO \$2,227.16; TO MODIFY THE ORIGINAL MORTGAGE TO ALLOW FOR AN ADDITIONAL ADVANCE OF FUNDS IN THE AMOUNT OF \$10,000; TO MODIFY THE MATURITY DATE FROM 10/1/28 TO 9/1/32.

This Second Loan Modification Agreement (hereinafter referred to as "Modification") made and entered into this 28TH day of AUGUST, 2002 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 J. GRAHAM CARPIO, AN UNMARRIED PERSON

(hereinafter referred to collectively as "Borrowers") shall affect the property located at 2019 N BISSELL ST CHICAGO, IL 60614 and legally described as follows:

THE NORTH 16 6/12 FEET OF LOT 31 AND THE SOUTH 4 3/12 FEET OF LOT 32 IN BLOCK 6 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 OF SHEFFIELD'S ADDITION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. # 14322260170000

WHEREAS, MidAmerica has previously loaned the Borrower(s) the principal sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 Dollars ( \$375,000.00 ) evidenced by a ("Note") and Mortgage both dated SEPTEMBER 8, 1998, said Mortgage having been recorded in the office of Recorder of Deeds of COOK County, ILLINOIS as Document Number 98825826 and said Note and Mortgage are incorporated into and made a part of this Modification;

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WHEREAS, a loan modification was previously entered into by and between MidAmerica and Borrowers evidenced by a Loan Modification Agreement dated January 1, 2002 (hereinafter referred to as "First Modification");

WHEREAS, the parties hereto for mutual consideration wish to revise the terms of the Note, Mortgage and First Modification 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 Ninety Nine Thousand Thirty Eight and 45/100 DOLLARS (\$399,038.45).

THE NOTE AND MORTGAGE DATED 09/08/98 SHALL BE MODIFIED TO PROVIDE FOR AN ADDITIONAL ADVANCE OF FUNDS NOT TO EXCEED THE AMOUNT OF Ten Thousand and No/100 DOLLARS (\$10,000.00).

MIDAMERICA WILL FUND AN ADDITIONAL ADVANCE OF Ten Thousand and No/100 DOLLARS (\$10,000.00) WHICH SHALL INCREASE THE UNPAID PRINCIPAL BALANCE OF SUCH INDEBTEDNESS TO Four Hundred Nine Thousand Thirty Eight and 45/100 DOLLARS (\$409,038.45).

THE BORROWERS DO HEREBY AMEND AND MODIFY THE NOTE AND MORTGAGE DESCRIBED ABOVE BY SPECIFICALLY AMENDING CERTAIN SECTIONS RELATING TO INTEREST, PAYMENTS, ADJUSTABLE RATE CHANGES, AND PREPAYMENT PENALTY (AS APPLICABLE) OF THE NOTE AS FOLLOWS:

AS OF 09/01/02, THE MODIFIED INTEREST RATE ON THE LOAN WILL BE 5.125%. UNTIL THE NEXT INTEREST RATE CHANGE DATE.

THE ADJUSTABLE INTEREST RATE MAY CHANGE ON 09/01/05, AND ON THAT DATE EVERY 12TH MONTH THEREAFTER. EACH DATE ON WHICH THE ADJUSTABLE RATE COULD CHANGE IS CALLED A "CHANGE DATE". THE INTEREST RATE THE BORROWERS ARE REQUIRED TO PAY AT THE NEXT CHANGE DATE WILL NOT BE GREATER THAN 7.125%, OR LESS THAN 3.125%. THEREAFTER, BORROWER INTEREST RATE WILL NEVER BE INCREASED OR DECREASED ON ANY SINGLE CHANGE DATE BY MORE THAN TWO PERCENTAGE POINTS (2.00%) FROM THE RATE OF INTEREST THE BORROWERS HAVE BEEN PAYING FOR THE PRECEDING TWELVE MONTHS. THE BORROWERS INTEREST RATE WILL NEVER BE GREATER THAN 11.125%. CALCULATION OF CHANGES IN THE INTEREST RATE SHALL BE ACCORDING TO THE TERMS OF THE NOTE.

THE PRINCIPAL AND INTEREST PAYMENT BASED ON THE RATE INDICATED ABOVE WILL BE \$2,227.16. THE BORROWERS SHALL MAKE THE NEW MODIFIED PAYMENTS ON THE FIRST DAY OF EACH MONTH BEGINNING ON 10/01/02.

IT IS AGREED THAT ALL SUMS OWED UNDER THE NOTE WILL BE PAID NO LATER THAN 09/01/12 (THE MATURITY DATE) AND THE MATURITY DATE UNDER ALL THE LOAN DOCUMENTS WILL BE DEEMED 09/01/32. 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, Mortgage and First Modification shall remain in full force and effect, and the undersigned promises to pay said said indebtedness as herein stated and to perform all of the obligations of said Mortgage contract, as herein revised.  
Executed, sealed and delivered this 28th day of August, 2002.

BORROWER(S)

By:

J. GRAHAM CARPIO

By:

By:

STATE OF ILLINOIS )  
 )SS  
 COUNTY OF Cook )

THE UNDERSIGNED, a Notary Public in and for said county and state, do hereby certify that

J. GRAHAM CARPIO

whose names are subscribed to the foregoing instrument, appeared before me this day in person, and that he signed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.

Signature:

*Grace C. Cruz*

GRACE C. CRUZ

Name (Typed or Printed)

My Commission Expires

11/08/04



LENDER:

MID AMERICA BANK, fsb.:

*Karen Menza*

*Marilyn A. Gross Asst Secy*

STATE OF ILLINOIS )  
 )SS  
 COUNTY OF )

THE UNDERSIGNED, a Notary Public in and for said county and state aforesaid, do hereby certify, that

KAREN MENZA

, personally known to me to be the Vice President of Mid America Bank, fsb., a national banking corporation and

MARILYN GROSS

, 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 17th DAY OF Sept, 2002

Notary Public

*Karen Clark*

My Commission Expires:

3/5/05



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

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