



LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 18th day of September 2003 between Kathy M. Johnson, formerly known as Kathy M. Owens and her husband Charlie Johnson ("Borrower") and Video Image Professional Inc. ("Lender"), amends and supplements the Mortgage, dated October 30, 1989 and recorded in with the Recorder of Deeds for Cook County Illinois on March 22, 1990 as document number 90128045 and the Note, bearing the same date as, and secured by the real property located in Chicago Illinois and having the legal description as follows:

Lot 21 (except the north 20 feet thereof) and Lot 22 in Block 4 in Calvin's Subdivision of the south east 1/4 of the northwest 1/4 of Section 36, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois

Commonly known as: 8138 South Richmond Avenue, Chicago IL 60652

Tax ID. No.: 19-36-120-061-0000

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

1. As of September 17, 2003, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$14,853.31, consisting of the amount(s) loaned to Borrower by Lender and any interest capitalized to date, attorneys fees and expenses incurred by the Lender in its mortgage foreclosure action.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 16% from September 17, 2003. Borrower promises to make monthly payments of principal and interest of U.S. \$300.00, beginning on the 17th day of October 2003, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 16% will remain in effect until principal and interest is paid in full. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may be entitled. If on (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date. Borrower will make such payments at Video Image Professional Inc., Suite 343, 3904 North Druid Hills Road, Decatur, GA 30033 or at such other place as Lender may require. If monthly payment is not received with 15 days of being due, there will be assessed a late penalty fee of 5% of the payment amount.
3. If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by 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 given in accordance 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 this Security Instrument without further notice or demand on Borrower.
4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that 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:

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None.

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 Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement. Further as additional consideration to this agreement, the husband Charlie Johnson agrees to become jointly liable for this note .

6. Borrowers waive all right of homestead exemption in the property.

Charles Johnson 9/18/03
Charles Johnson, or Borrower Date

Kathy M. Johnson 9/18/03
Kathy M. Johnson, Borrower Date

State of Illinois)

County of Cook)

I, Delilah Wright a notary of the Public in and for said county do hereby certify that Charles Johnson and Kathy M. Johnson, formerly known as Kathy M. Owens personally appeared before me in person and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead. In witness whereof I hereto set my name and official seal

Delilah Wright
Notary of the Public

My commission Expires: _____



Agreed [Signature] attorney for
Video Image Professional &