

# UNOFFICIAL COPY



Doc#: 0329344210  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 10/20/2003 01:50 PM Pg: 1 of 5

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Litton Loan No. 10428952  
Investor Loan No: 805462579

5

## LOAN MODIFICATION OF MORTGAGE AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 8<sup>th</sup> day of August, 2003, between, Linda Fuqua, Divorced & Not Remarried, ("Borrower") and LaSalle Bank National Association, As Trustee Under The Pooling & Servicing Agreement, dated as of April 1, 2002, among Asset Backed Funding Corporation, Litton Loan Servicing LP and LaSalle Bank National Association, ABFC Asset-Backed Certificates, Series 2002-SB1, without recourse, ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt ("the Security Instrument") dated October 19, 2001, and recorded as Document Number 0011098287 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

**1014 MADISON AVENUE B  
MAYWOOD, ILLINOIS 60153**

**(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 August 1, 2003, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$182,492.89, 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.

Recorded by  
Chicago Abstract, Inc.

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INTEREST CHANGE DATE	INTEREST RATE	PAYMENT DUE DATE	MONTHLY P&I PAYMENT
<u>08/01/2003</u>	<u>8.000%</u>	<u>09/01/2003</u>	<u>\$1,358.55</u>
	%		\$
	%		\$
	%		\$

MONTHLY PAYMENTS WILL REMAIN FIXED AT 8.000% FROM 09/01/2003 FOR THE REMAINING TERM OF THE LOAN.

If on December 1, 2031 ("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, a) 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.

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August 20, 2003  
Date

Linda Fuqua (Seal)  
Linda Fuqua

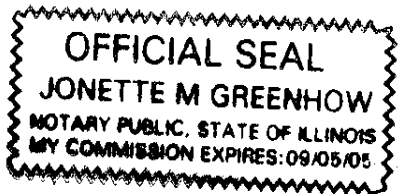
STATE OF Illinois  
COUNTY OF Cook

On August 20, 2003 before me Jonette M. Greenhow  
Date Notary  
personally appeared Linda Fuqua

\_\_\_\_\_ 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.



Jonette M. Greenhow  
Signature of Notary Public  
My Commission Expires: 09/05/05

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

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LaSalle Bank National Association, Trustee,

8.29.2003  
Date

[Signature] (Seal)  
Print Name: Edward C. Hill  
Title: Vice President

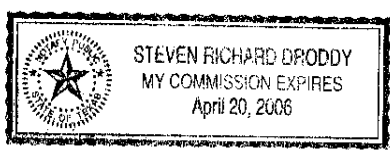
STATE OF Ill  
COUNTY OF Jackson

On August 29<sup>th</sup> 2003 before me Steven Richard Broddy  
Date Notary  
personally appeared Edward C. 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, PREPARE R

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## LEGAL DESCRIPTION

Lot 9 (except the East 14.50 feet thereof) and the East 14.50 feet of Lot 10 in Cummings and Foreman's Real Estate Corporation, Madison Street and 17th Avenue Subdivision to the Northeast 1/4 of Section 15, Township 39 North, Range 12, lying East of the Third Principal Meridian in Cook County, Illinois.

Parcel No.: 15-15-206-032

Property of Cook County Clerk's Office