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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/25/2004 12:29 PM Pg: 1 of 4

Prepared by
Joan Hacia
Integrated Loan Services
27 Inwood Road
Rocky Hill, CT 06067



Record and Return To:
Integrated Loan Services
27 Inwood Road
Rocky Hill, CT 06067
MURPHY, STEVEN J & B

NOTE AND MORTGAGE MODIFICATION AND EXTENSION AGREEMENT

Citibank Loan # 2705287777

Tax I.D. No.:

¹⁻³¹⁻²⁰⁰⁴
THIS AGREEMENT is made and entered into this ¹⁻³¹⁻²⁰⁰⁴, by and between **Citibank, F.S.B.** ("Lender"), whose principal place of business is 11800 Spectrum Center Drive, Reston, VA 22090, and **Steven J. Murphy and Barbara Z. Murphy** ("Borrower") residing at **9828 Hamilton Avenue S, Chicago, Illinois 60643**.

WHEREAS, Lender and Borrower entered into an Equity Source Account® ("Loan") on **05/18/1994**, evidenced by an Equity Source Account® Agreement and Disclosure ("Note") and secured by a Security Instrument ("Security Instrument") in the form of a mortgage or Deed of Trust recorded in **Instrument #9447309**, of the Official Records of **Cook** county (or if secured by a co-op, a security interest in the stock ownership of the co-op). Original mortgage was in the amount of **\$100,000.00**; and

WHEREAS, Borrower desires to extend its ability to draw funds and make advances under the Loan and Lender is willing to allow Borrower to extend its "draw" period and make advances under the Loan and:

WHEREAS, Borrower now desires to: A) extend the maturity date of the Note and Security Instrument, if any, until **05/04/2029**; and B) otherwise modify the terms of said Loan in accordance with the terms specified below.

NOW, THEREFORE, in consideration of the mutual promises contained herein, Lender and Borrowers agree as follows:

1. Borrower and Lender hereby agree to extend the maturity date of the Note and Security Instrument until **05/04/2029**.
2. Lender agrees that Borrower may extend the period of time during which it may request advances and write checks to be honored against Borrower's credit limit contained in the Note (the "Draw Period") for an additional **59 months** from the date the draw period ended.
3. Borrower and Lender agree that due to this **59 month** extension of the time to receive advances or write checks against Borrower's credit limit contained in the Note, the conversion to a repayment of the amount borrowed or a balloon payment required or any combination thereof will now be required at the end of this extended **59 month** period.
4. Except for the extension of the Draw Period on the Note and the extension outlined above in the Security Instrument (if any) all other terms and conditions of the Note and Security Interest shall remain unchanged and in full force and effect.

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- 5. **SECURITY INSTRUMENT.** Lender and Borrower agree the Security Instrument described above, if any, will continue to secure all obligations to Lender under the Note as Modified by this Agreement. Nothing in this Agreement will affect or impair Lenders security interest in, or lien priority on, the property described in the Security Instrument, and/or be construed to be a novation, satisfaction or a partial or total release of the Note or Security Instrument. In addition, borrower authorizes Lender to sign documents in Borrower's name and to file and/or record such documents as appropriate to protect and preserve Lender's security interest.
- 6. **COMPLETE TRANSACTION,** Except as expressly modified by this Agreement, all terms of the Note and Security Instrument remain in full force and effect. By signing below, Lender and Borrower acknowledge there are no additional terms or agreements between them, oral or written.
- 7. **NON-WAIVER.** This Agreement does not constitute a limitation or waiver of Lender's rights to prohibit, or restrict, any future modifications requested by Borrower or to enforce any rights or remedies contained in the Note or Security Instrument.
- 8. **OTHER TERMS.** If any terms of this Agreement are deemed invalid or unenforceable, or otherwise affect a lien priority of the Security Instrument, this Agreement shall immediately terminate and the original terms of the Note and Security Instrument shall apply to the Loan.

LENDER AND BORROWER AGREE AND ACCEPT THE TERMS OF THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

<i>Steven J. Murphy</i>		<i>Balazs Murphy</i>	
Mortgagor/Trustor:	Date	Mortgagor/Trustor:	Date
Steven J. Murphy		Balazs Z. Murphy	

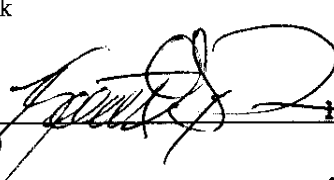
Mortgagor/Trustor:	Date	Mortgagor/Trustor:	Date

THE BENEFICIARY SHOWN BELOW AGREES TO THIS NOTE AND MORTGAGE MODIFICATION AND EXTENSION AGREEMENT:

Dated: 2-11-04

Beneficiary: Citibank, F.S.B.

By: Citibank


 (Name) **KEN PRICE**
 Unit Manager
 Citi Home Equity
 1000 Technology Drive/MS 760
 O'Fallon, MO 63304-2240
 636-261-4661
 #5252002/GEID #0000403871

Unit Manager

(Title)

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UNIFORM ACKNOWLEDGMENT

(For Use on Documents Being Acknowledged Inside of New York State)

STATE OF NEW YORK }
COUNTY OF _____ } s.s.

On the _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he(he)(they) executed the same in his (her)(their) capacity(ies), and that by his(her)(their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed this instrument.

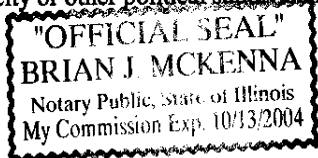
Notary Public

UNIFORM ACKNOWLEDGMENT

(For Use on Documents Being Acknowledged Outside of New York State)

STATE, DISTRICT OF COLUMBIA, TERRITORY, POSSESSION OR FOREIGN COUNTRY }
Illinois } s.s.
County of Cook }

On the 31st day of JANUARY, in the year 2004, before me, the undersigned, personally appeared STEVEN J. MURPHY and BARBARA Z. MURPHY personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he(he)(they) executed the same in his (her)(their) capacity(ies), that by his(her)(their) signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Chicago, State of Illinois
(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).



Brian J. McKenna
Signature and office of individual taking acknowledgment

State of Missouri }
County of St. Louis } SS:

On this 11 day of February, in the year 2004, before me personally came Ken Price, to me known, who, being by me duly sworn, did depose and say that he/she/they resides at 1000 Technology Dr. O'Fallon, MO. 63304, that he/she/they is/are the Officer(s) of Citibank, herein described and which executed the foregoing instrument; and that he/she/they signed his/her/their name(s) there to by authority of the board of directors of said corporation.

Jessica C. Braniff
Notary Public

My Commission Expires: 7-28-07

JESSICA C. BRANIFF
Notary Public - State of Missouri
County of St. Louis
My Commission Expires Jul. 28, 2007

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File No: E0143434

Schedule A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 6 IN BLOCK 13 IN FOREST RIDGE, A SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

APN #: 25-07-124-018-0000

DEED RECORDED 1/22/79 AS INSTRUMENT # 24810508 IN THE COOK COUNTY RECORDER'S OFFICE.

Property of Cook County Clerk's Office