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BORROWER - PLEASE SIGN AND RETURN



Doc#: 0417305096
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 08/21/2004 10:13 AM Pg: 1 of 4

MID AMERICA BANK, fsb. LOAN MODIFICATION AGREEMENT

Modification Fee: \$950.00
Purpose of Modification:

TO MODIFY INTEREST RATE FROM 6.500% TO 5.750%; TO MODIFY PRINCIPAL AND INTEREST FROM \$562.54 TO \$462.18; TO MODIFY LOAN PROGRAM FROM 7 YEAR BALLON TO 30 YEAR FIXED; TO MODIFY MATURITY DATE FROM 09/01/2008 TO 02/01/2034; TO REMOVE MORTGAGE INSURANCE.

This Loan Modification Agreement (hereinafter referred to as "Modification") made and entered into this 6TH day of FEBRUARY, 2004 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 ADAM BUJAK, AN UNMARRIED PERSON, NEVER MARRIED

(hereinafter referred to collectively as "Borrowers") shall affect the property located at 290 N WESTGATE UNIT 204 MT PROSPECT, IL 60056 and legally described as follows:

PARCEL 1:
UNIT 204 IN THE WESTGATE OF MOUNT PROSPECT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 17 IN C.A.GOELTZ PROSPECT GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; TOGETHER WITH THE EAST 2/3 OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96959463, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION

(LEGAL DESCRIPTION CONTINUED ON LAST PAGE)
P.I.N. # 08353010521035

WHEREAS, MidAmerica has previously loaned the Borrower(s) the principal sum of EIGHTY NINE THOUSAND AND NO/100 Dollars (\$89,000.00) evidenced by a Note ("Note") and Mortgage both dated AUGUST 10, 2001, said Mortgage having been recorded in the office of Recorder of Deeds of COOK County, ILLINOIS as Document Number 0010754569 and said Note and Mortgage are incorporated into and made a part of this Modification;

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BOX 333-CTI

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WHEREAS, the parties hereto for mutual consideration wish to revise the terms of the Note and Mortgage 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 Seventy Nine Thousand Two Hundred and No/100 DOLLARS (\$79,200.00).

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 02/01/04, THE MODIFIED INTEREST RATE THE BORROWERS ARE REQUIRED TO PAY WILL BE 5.750%.

THIS MODIFIED INTEREST RATE WILL REMAIN CONSTANT FOR THE REMAINING TERM OF THE LOAN. THE PRINCIPAL AND INTEREST PAYMENT BASED ON THE RATE INDICATED ABOVE WILL BE \$462.18. THE BORROWERS SHALL MAKE THE NEW MODIFIED PAYMENTS ON THE FIRST DAY OF EACH MONTH BEGINNING ON 03/01/04.

IT IS AGREED THAT ALL SUMS OWED UNDER THE NOTE WILL BE PAID NO LATER THAN 02/01/34 (THE MATURITY DATE) AND THE MATURITY DATE UNDER ALL THE LOAN DOCUMENTS WILL BE DEEMED 02/01/34. 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.

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In all respects, said Note and Mortgage shall remain in full force and effect, and the undersigned promises to pay said indebtedness as herein stated and to perform all of the obligations of said Mortgage contract, as herein revised.

Executed, sealed and delivered this 6th day of February, 2004.

BORROWER(S)

By: Adam Bujak
ADAM BUJAK

By: _____

By: _____

By: _____

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STATE OF ILLINOIS)
COUNTY OF DePue) SS

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

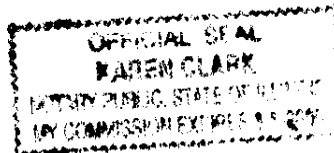
ADAM BUJAK

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: _____

Karen Clark
KAREN CLARK
Name (Typed or Printed)



My Commission Expires: _____

3/5/05

LENDER:

MID AMERICA BANK, fsb.:

Lynn Oberlin

Andy LaTray

STATE OF ILLINOIS)
COUNTY OF _____) SS

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

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

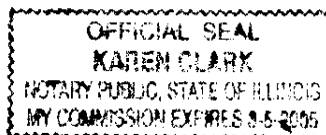
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____.

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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LEGAL DESCRIPTION (con't)

OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR WESTGATE OF MOUNT PROSPECT CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON DECEMBER 19, 1996 AS DOCUMENT 96959463 FOR INGRESS AND EGRESS. ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office