



Doc#: 0629022068 Fee: \$38.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2006 11:23 AM Pg: 1 of 8

After recording return to:  
WASHINGTON MUTUAL BANK  
2005 CABOT BLVD. WEST

LANGHORNE, PA 19047  
ATTN: GROUP 9, INC.

This Modification Agreement was prepared by:  
JACQUELINE LEE  
WASHINGTON MUTUAL BANK  
20855 STONE OAK PKWY BLDG B  
SAN ANTONIO, TX 78258-7429



**MODIFICATION OF THE WaMu Equity Plus™ AGREEMENT AND SECURITY INSTRUMENT**

Grantor/Mortgagor:  
MATTHEW HAMILTON TWOMEY

Loan Number: 0664939105

Borrower(s):  
MATTHEW HAMILTON TWOMEY

This Modification of the WaMu Equity Plus (TM) Agreement and Security Instrument ("Modification") is made and entered into on September 15, 2006 by and between WASHINGTON MUTUAL BANK ("we," "us," "our," or "Bank") and the other person(s) signing below ("Borrower" or "Grantor/Mortgagor," as applicable).

Borrower and Bank are parties to a WaMu Equity Plus agreement including any riders or previous amendments, the ("Agreement") that establishes an account with a loan number identified above (the "Account") from which Borrower may obtain credit advances on a revolving basis from Bank. The Agreement is secured by a mortgage, deed of trust, trust indenture, deed to secure debt or other security instrument ("Security Instrument") executed by Grantor/Mortgagor and recorded on 06/15/2005 as Instrument No. 0516642247, in Book or Liber           , Page(s)           , in the Official Records of COOK County, Illinois. The Security Instrument secures performance of Borrower's obligations under the Agreement and encumbers the property described in the Security Instrument and located at the address below (the "Property"), with a Property Identification Number of 14-29-413-046-1001 more particularly described in Exhibit "A" attached to and incorporated herein as part of this Modification.

Borrower, Grantor/Mortgagor, and Bank agree as follows:

1. **Effect of this Modification.** This Modification modifies, amends and supplements the Agreement and Security Instrument. To the extent of any inconsistency between the provisions of this Modification and the provisions of the Agreement or Security Instrument, the provisions of this Modification shall prevail over and supersede the inconsistent provisions of the Agreement or

485 ✓

SY  
AB  
MX  
BWR  
SO  
485

# UNOFFICIAL COPY

0664939105

Security Instrument. Except as modified, amended or supplemented by this Modification, the Agreement and Security Instrument shall remain in full force and effect. This Modification will be legally binding and effective upon the parties only when it is signed by each Borrower, Grantor/Mortgagor, and the Bank.

2. **Modified Terms and Conditions.** The terms and conditions of the Agreement and Security Instrument that are modified, amended, and supplemented by this Modification are set forth on the attached Exhibit "B" attached to and incorporated herein as a part of this Modification. The terms used in Exhibit "B" shall have the same meanings as the same or substantially equivalent terms used in the Agreement and the Security Instrument, whether or not the terms used in Exhibit "B," or the Agreement or Security Instrument, are capitalized.

Borrower requests that a copy of any Notice of Default and of any Notice of Sale under the Security Instrument be mailed to the first Borrower named below at the Property address below.

Property Address:

832 W WRIGHTWOOD AVE UNIT 1 CHICAGO, IL 60614-2346

WASHINGTON MUTUAL BANK

By:

*Amanda Lenz*

(Bank Officer Signature)

Amanda Lenz

(Printed Bank Officer Name)

Its:

Assistant Store Manager

(Bank Officer Title)

STATE OF ILLINOIS )

) SS

COUNTY OF Cook )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2006 by Amanda Lenz as Assistant Store Manager of

(Printed Bank Officer Name)

(Bank Officer Title)

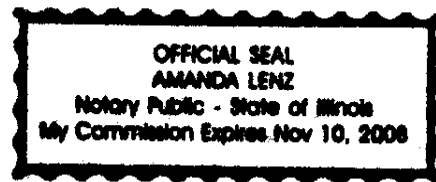
WASHINGTON MUTUAL BANK

WITNESS my hand and official seal

My commission expires: Nov 10, 2008

*Amanda Lenz*

Notary Public



# UNOFFICIAL COPY

0664939105

By signing below, each Grantor/Mortgagor accepts and agrees to the terms of the Security Instrument as amended and supplemented by this Modification.

GRANTOR/MORTGAGOR:

  
MATTHEW HAMILTON TWOMEY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

0664939105

By signing below, each Borrower accepts and agrees to the terms of this Modification.

BORROWER(S):

  
\_\_\_\_\_  
MATTHEW HAMILTON TWOMEY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

0664939105

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2006 by:  
MATTHEW HAMILTON TWOMEY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ and  
\_\_\_\_\_ and  
\_\_\_\_\_ and  
\_\_\_\_\_ and  
\_\_\_\_\_ and  
\_\_\_\_\_ and

who is/are personally known to me or has produced IL Driver's License as identification.



Amanda Lenz  
Printed/Typed Name: Amanda Lenz  
Notary public in and for the state of Illinois  
Commission Number: \_\_\_\_\_

# UNOFFICIAL COPY

0664939105

## EXHIBIT "B" ATTACHMENT TO MODIFICATION AGREEMENT

**Annual Fee:** There is no annual fee on your Account.

**Cancellation Fee:** You will not be charged a cancellation fee for canceling the credit line within 36 months following the effective disbursement date or equivalent date stated in the Agreement. In any event, you may not cancel the credit line until you have paid in full all amounts owing under the Agreement and Security Instrument.

**Credit Limit:** The credit limit stated in the Agreement and the principal amount secured by the Security Instrument is hereby increased by \$31,885.00, from the current amount of \$39,000.00 to the increased amount of \$70,885.00. All other terms and conditions relating to the credit limit including, without limitation, our ability to reduce the credit limit during any period when certain events have occurred on your obligation not to attempt, request or obtain a credit advance that will cause your Account balance to exceed your credit limit, remain in full force and effect.

**Daily Periodic Rate and ANNUAL PERCENTAGE RATE Change Dates:** The daily periodic rate and ANNUAL PERCENTAGE RATE for variable rate advances under the Agreement will change on each day that the index changes, and the index will be determined daily. Any provisions of the Agreement indicating that the daily periodic rate and ANNUAL PERCENTAGE RATE for variable rate advances under the Agreement may only change monthly, or indicating that the index is determined only as of a specified date of the calendar month, are hereby deleted.

**Margin:** The margin used in the calculation of the ANNUAL PERCENTAGE RATE for variable rate advances under the Agreement is 0.400%.

**Auto Pay Service for Variable Rate Advances:** The amount of the Margin for your Variable Rate Advances will be affected by how you decide to make payments on the Variable Rate Advances. You may decide whether to make payments on your Variable Rate Advances by making direct payments to us or by authorizing automatic loan payments from an account that you designate (which is our "Auto Pay" service). Your decision whether or not to authorize our Auto Pay service will not affect the availability of the Variable Rate Advances. If you authorize our Auto Pay service for the Variable Rate Advances, the Margin will be discounted (that is, it will be reduced) by either 0.250%, if the account you designate to make the Auto Pay payments is maintained with Washington Mutual Bank, or 0.000%, if that account is maintained with an institution other than Washington Mutual Bank. If you authorize our Auto Pay service, the discount will be put into effect as of a date that we select.

# UNOFFICIAL COPY

0664939105

## EXHIBIT "A" ATTACHMENT TO MODIFICATION AGREEMENT

LYING AND BEING LOCATED IN THE CITY OF CHICAGO, COUNTY OF COOK,  
STATE OF ILLINOIS; ALL THAT CERTAIN PARCEL OR TRACT OF LAND  
KNOWN AS:

UNIT NUMBER 832-1 IN WEST WRIGHTWOOD CONDOMINIUM AS DELINEATED  
ON SURVEY OF THE EAST 9 FEET OF LOT 22 AND LOT 23, THE WEST 7.05  
FEET OF LOT 24, THE EAST 15 FEET OF THE WEST 22.05 FEET OF THE  
SOUTH 83 FEET OF SAID LOT 24, THE SOUTH 63.18 FEET OF THE EAST 2  
FEET OF LOT 26, THE SOUTH 63.18 FEET OF LOT 27 AND THE SOUTH 64  
FEET OF LOT 24 (EXCEPT THE WEST 22.05 FEET THEREOF) THE SOUTH 64  
FEET OF LOT 25 AND THE SOUTH 64 FEET OF LOT 26 (EXCEPT THE EAST  
2 FEET OF LOT 26) ALL IN SUBDIVISION OF LOTS 2, 3, 4, 5 AND 6 IN  
THE SUBDIVISION OF THE EAST 12 ACRES (EXCEPT THE EAST 329.20  
FEET THEREOF) IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF  
SECTION 29, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN (HEREAFTER REFERRED TO AS PARCEL) WHICH  
SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM  
MADE BY FIRST BANK OF OAK PARK, A NATIONAL BANKING ASSOCIATION,  
AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 2, 1969 AND KNOWN AS  
TRUST NUMBER 8362 AND RECORDED IN THE OFFICE OF THE RECORDER OF  
DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23196561 AND  
AMENDED BY DOCUMENT NUMBER 23241141 TOGETHER WITH A 8.052  
PERCENT IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE  
PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED  
AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK  
COUNTY, ILLINOIS.

**UNOFFICIAL COPY**

0664939105

**EXHIBIT "B" CONTINUED  
ATTACHMENT TO MODIFICATION AGREEMENT**

If you have authorized our Auto Pay service for the Variable Rate Advances and thereafter the Auto Pay service for the Variable Rate Advances is terminated by you or us for any reason, the discount that you have received on the Margin for the Variable Rate Advances will be eliminated. Specifically, the Margin will increase on the day that the Auto Pay service is terminated by 0.250%, if the account designated to make the Auto Pay payments is maintained with Washington Mutual Bank, or 0.000%, if that account is maintained with any other institution. If the account designated to make Auto Pay payments is changed from an account maintained at Washington Mutual Bank to an account maintained at any other institution, the discount that you have received on the Margin for the Variable Rate Advances will be reduced. Specifically, the Margin will increase by 0.250% on the day the account designated to make Auto Pay payments is changed to an account maintained at another institution. In any such event, the increase in the Margin will result in a simultaneous increase in the ANNUAL PERCENTAGE RATE (subject to any further increases or decreases that result from a change in the Index) for the Variable Rate Advances by the same amount (i.e., by 0.250% or 0.000%, as applicable), and the Daily Periodic Rate for the Variable Rate Advances will also be simultaneously changed to an amount that is equal to the new ANNUAL PERCENTAGE RATE divided by 365 (366 in a leap year). Following any termination of our Auto Pay service, the increased Daily Periodic Rate and ANNUAL PERCENTAGE RATE will not be greater than the maximum Daily Periodic Rate and ANNUAL PERCENTAGE RATE. Increases in the Daily Periodic Rate and ANNUAL PERCENTAGE RATE will increase your Minimum Payment and periodic FINANCE CHARGES and, if these rates are increased in the last billing period prior to the Maturity Date, then your Balloon Payment due on the Maturity Date will also increase.

If the Index, or any substitute Index, is no longer available, we will choose a new Index. The new Index will have a historical movement substantially similar to that of the prior Index, and the Margin will be changed so that the new Index plus the Margin will result in an ANNUAL PERCENTAGE RATE that is substantially similar to the ANNUAL PERCENTAGE RATE in effect at the time the prior Index becomes unavailable (plus any increase in the Margin that results from any termination of the Auto Pay service or any change in the account designated to make Auto Pay payments, as described above).

Borrower Initials: MT Date: 9/16/06