



Norwest Loan #:

472-7206877

This document was prepared by:

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**FIXED RATE LOAN
MODIFICATION AGREEMENT**

THIS MODIFICATION IS TO BE EXECUTED IN DUPLICATE ORIGINALS:
ONE ORIGINAL IS TO BE AFFIXED TO THE ORIGINAL NOTE AND
ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE
THE SECURITY INSTRUMENT IS RECORDED

This Loan Modification Agreement ("Modification"), effective July 26, 1999, between JAMES M FRANKLIN, single, and N/A ("Borrower") and Norwest Mortgage, Inc. ("Lender"), amends and supplements (1) the Note (the "Note") made by the Borrower, dated 9/28/1998, in the original principal sum of U.S. \$221,615.00, and (2) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), recorded on 9/29/1998 as Document Number 98871433, of the Official Records of COOK COUNTY TAX COLL COUNTY BLDG County, IL. The Security Instrument, which was entered into as security for the performance of the Note, encumbers the real and personal property described in the Security Instrument (and defined in the Security Instrument as the "Property"), located at 5557N CENTRAL AV, CHICAGO, IL 60630 the real property being described as follows:

See Attachment

The Borrower has requested that the Lender modify the terms of the Note and Security Instrument, and the Lender has agreed pursuant to the terms and conditions herein. In consideration of the agreement herein, and other good and valuable consideration, the Borrower and Lender hereby agree to modify the terms of the note and security Instrument as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. The Borrower represents that the Borrower(s) is the occupant of the Property and are one and the same individuals(s) who executed the original instruments.
2. The Borrower acknowledges that the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such costs and expenses, together with unpaid accrued interest, in the total amount of \$10,588.47 have been added to the indebtedness under the terms of the Note and Security Instrument, and that as of 10/1/1999, the amount, including the amounts which have been added to the indebtedness, payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$230,819.53.
3. 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 balance at the yearly rate of 7.000, beginning 9/1/1999. The Borrower promises to make monthly payments of principal and interest of U.S.

Handwritten notes:
SMB
P/S
R/R
M/R

\$1,535.65 (not including escrow deposit), beginning on 10/1/1999 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on 9/1/2029 (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification, the Borrower will pay these amounts in full on the Modified Maturity Date. The Borrower will make such payments at Norwest Mortgage, Inc. or at such other place as the Lender may require.

- 4. If the Borrower is in default, the Lender may, by providing a written notice to the Borrower, notify the Borrower that the Borrower is in default and that the interest which shall be charged on the Unpaid Principal Balance may be increased to a yearly rate of 7.000 beginning on an effective date stated in the notice which is at least 30 days after the date on which the notice is delivered or mailed to the Borrower. Unless the entire indebtedness is accelerated, as specified in the Note, the Borrower shall pay such increased monthly payments of principal and interest, as adjusted for the increased rate of interest, as specified by the Lender. The Borrower acknowledges that this would constitute an increase in the rate of interest, compared to the rate of interest which would otherwise apply if the Borrower had not defaulted on this Modification.
- 5. Except as otherwise modified herein, the Borrower will comply with all other covenants, agreements, and requirements of the Note and 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.
- 6. Nothing in this Modification 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 Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Modification.
- 7. If one or more riders are executed by the Borrower and recorded together with this Modification, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Modification as if the rider(s) were a part of this Modification. *[Check box if applicable.]*

1-4 Family Rider - Assignment of Rents

- 8. Notwithstanding any other covenant, agreement or provision of the Note and Security Instrument, as defined in the Loan Modification Agreement, the Borrower(s) agree as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of the Loan Modification Agreement.

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 delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

472-7206877

[To be signed by all borrowers, endorsers, guarantors, sureties, and other parties signing the Note or Security Instrument].

UNOFFICIAL COPY

James M Franklin
JAMES M FRANKLIN Borrower

Date _____

Date _____

N/A Borrower

Date _____

_____ Borrower

Date _____

_____ Borrower

Property of Court Clerk's Office

[Space Below This Line for Acknowledgment in Accordance with Laws of Jurisdiction]

STATE OF Illinois)

COUNTY OF Cook)

On this, the 29 day of July, 1999 before me personally appeared

JAMES M FRANKLIN N/A

known to me personally or proved to me on the basis of satisfactory evidence to be the person(s) whose (name(s) 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.

MY COMMISSION EXPIRES:

Mary L Jensen
NOTARY PUBLIC, STATE OF Illinois
MARY L Jensen
PRINTED NAME OF NOTARY

472-7206877



Investor Loan No.: 855-611-0007206877

NMI Loan No.: 472-7206877

-Date

8/2/99

NORWEST MORTGAGE, INC.
-Lender

K. L. Burns

By: K. L. Burns, Assistant Vice President

(LENDER'S CORPORATE ACKNOWLEDGMENT)

STATE OF Minnesota

COUNTY OF Hennepin



BEFORE ME, on this day personally appeared K. L. Burns of Norwest Mortgage, Inc. its Assistant Vice President known to me to be an officer of said corporation, being duly authorized to commit this transaction, DEPOSES and SWEARS on this, the 2nd day of August, 1999, that the foregoing instrument was executed for the purposes and consideration therein expressed.

MY COMMISSION EXPIRES:



Karen M. Larson
NOTARY PUBLIC, STATE OF MINNESOTA

Karen M. Larson

PRINTED NAME OF NOTARY

472-7206877

EXHIBIT A

LOT 1 IN BRITIGAN'S ELSTON AVENUE SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN CIRCUIT COURT PARTITION OF THE NORTH WEST 1/4 OF THE NORTH WEST FRACTIONAL 1/4 SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN MILWAUKEE AVENUE AND ELSTON AVENUE AND LOT 2 IN SUBDIVISION OF THE SOUTH EAST 1/2 OF SAID 1/4 SECTION IN COOK COUNTY, ILLINOIS.

PARCEL # 13091000010000

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