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H25239608

LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

CTIC-HE

This Loan Modification Agreement ("Agreement"), made this **3rd** day of **September, 2010**, between **Joseph E. Zinga Sr. and Patricia A. Zinga** ("Borrower") and **Leyden Credit Union** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated October 26, 2007 and recorded in the Recorder's Office of **Cook County**, in the State of **Illinois** as Document No. **0730605183** and (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

3301 North Rose Street, Franklin Park, Illinois, 60131
(Property Address)

the real property described being set forth as follows:

LOT 25 AND THE SOUTH 14 FEET OF LOT 26 IN BLOCK 4 IN GAGE'S ADDITION TO FRANKLIN PARK, A SUUBDIVISION OF SECTION 21 AND 22, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Doc#: **1029808521** Fee: **\$58.00**
Eugene "Gene" Moore RHSP Fee: **\$10.00**
Cook County Recorder of Deeds
Date: 10/25/2010 02:29 PM Pg: 1 of 2

Permanent Tax ID: **12-22-309-019-0000**

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 **September 1, 2010**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$173,805.31**, consisting of the principal amount(s) loaned to Borrower by Lender.
2. Borrower promises to pay the Unpaid Principal Balances, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **5.375 %** from **September 1, 2010**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,014.93**, beginning on the **1st** day of **October, 2010**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **November 1, 2037** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Borrower will make such payments at **Leyden Credit Union** or at such other place as Lender may require.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

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 given in accordance with Acceleration Section 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 this Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security

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Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that 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 terms 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 Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

[Signature]
 _____ (Seal)
 Leyden Credit Union

[Signature]
 _____ (Seal)

By: *[Signature]*

[Signature]
 _____ (Seal)



_____ (Seal)

Account Number: 10791-40

Prepared by:
 CU/America Financial Services, Inc
 450 E. 22nd Street
 Suite 240
 Lombard, IL. 60148

(Space Below This Line For Acknowledgments)