

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:  
J. SMITH  
WHEN RECORDED MAIL TO:  
HOME SAVINGS OF AMERICA  
P.O. BOX 7075  
PASADENA, CALIFORNIA 91109-7075

88514236

LOAN NO. 982427-7

## MODIFICATION OF NOTE AND MORTGAGE

THIS MODIFICATION OF NOTE AND MORTGAGE (the "Modification") is made this 26th day of OCTOBER, 1988 by and between VALERIE L. MCCABE KILPONEN, MARRIED TO GARY KILPONEN

(the "Borrower"), and HOME SAVINGS OF AMERICA, F.A. (the "Lender"),

with reference to the following facts:

A. By that certain Mortgage and Assignment of Rents (the "Mortgage") dated November 15, 1985 by and between VALERIE L. MCCABE KILPONEN, MARRIED TO GARY KILPONEN

as Borrower, and Lender as Mortgagee, recorded on 12/03/85 as Document No. 95-306851, Page 1, Official Records of Cook County, Illinois, mortgaged to Lender, that certain real property located in Cook County, Illinois, commonly known as

5614 CAROL AVENUE, MORTON GROVE, IL. 60053

described in the Mortgage. The Mortgage secures, among other things, a promissory note, dated November 15, 1985 in the original principal amount of \$ 69,000.00, made by

VALERIE L. MCCABE KILPONEN, MARRIED TO GARY KILPONEN

to the order of Lender (the "Original Note").

B. By a second promissory note (the "Advance Note") of even date herewith made by Borrower to the order of Lender, Lender has loaned to Borrower the additional sum of \$ 15,000.00 (the "Additional Advance"). As a condition to the making of the Additional Advance, Lender has required that the Original Note and the Mortgage be modified to secure the Additional Advance and the obligations of Borrower set forth in the Advance Note by the Mortgage.

C. The total amount of indebtedness due under the Original Note, the Advance Note and the Mortgage as of the date hereof is \$ 96,782.72. At no time shall the indebtedness due under the mortgage exceed \$ 152,000.00. The Original Note and the Mortgage are hereby modified and amended as follows:

1. The grant set forth in the Mortgage is made for the purpose of securing, and shall secure (a) payment of the Original Note with interest thereon, according to its terms; the Advance Note, with interest thereon, according to its terms; and any further extensions, modifications and renewals of the Original Note and the Advance Note; (b) payment by Borrower of all sums due and owing under, and performance of all obligations set forth in the Original Note and the Advance Note; and (c) satisfaction and performance by Borrower of each and every obligation and agreement of Borrower set forth herein in the Mortgage or secured by the Mortgage.

2. A default under the Mortgage, as herein modified and amended, shall occur in any of the following events: (a) Borrower shall fail to pay when due any amount due under the Original Note, or the Advance Note or otherwise fails to perform any obligation or agreement of Borrower set forth or incorporated in the Original Note or the Advance Note; or (b) Borrower shall fail to perform any obligation or agreement of Borrower set forth or incorporated in or secured by the Mortgage, as modified and amended by this Modification.

3. A default under the Original Note or Mortgage shall be and constitute a default under the Advance Note. A default under the Advance Note shall be and constitute a default under the Original Note.

4. Except as modified and amended by this Modification, the Original Note, the Mortgage, and any instruments, documents or agreements secured by or incorporated in the Mortgage, are confirmed and ratified. None of the rights of Lender under the Original Note or the Mortgage are or shall be deemed to be prejudiced by reason of this Modification. Except as provided in this Modification, this Modification shall not affect the lien and charge of the Mortgage upon the property covered thereby.

EXECUTED the year and date first above written.

BORROWER:

VALERIE L. MCCABE KILPONEN

GARY KILPONEN\*

\* SIGNING STRICTLY FOR THE SOLE PURPOSE OF WAIVING MY HOMESTEAD RIGHTS IN THE PROPERTY LENDER: LOCATED AT 5614 CAROL AVENUE, MORTON GROVE, ILLINOIS 60053

HOME SAVINGS OF AMERICA, F.A.

FIN: 10-20-204-043

By THOMAS B. EAGLE, Vice President

By GROZDANA R. SKOGSBERG, ASST. SECRETARY

NOTARY ACKNOWLEDGEMENTS APPEAR ON THE REVERSE

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY Cook

} ss:

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that

VALERIE L. MC CABE KILPONEN, AND GARY KILPONEN

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of October, 19 88

*[Signature]*  
My commission expires: 6/7/1990

Notary Public

88514236

DEPT-01

T#4444 TRAN 3453 11/07/88 13:28:00 \$12.00

#0931 # D \* -88-514236

COOK COUNTY RECORDER

STATE OF ILLINOIS  
COUNTY Cook

} ss:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that certify that THOMAS B. EAGLE

personally known to me to be the Vice President

of HOME SAVINGS OF AMERICA, F.A., and

GROZDANA R. SKOGSBERG, personally known to me to be the Assistant 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 each Vice President and Assistant Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of October, 19 88

*[Signature]*  
My commission expires: 6/7/1990

Notary Public

88514236

LOT NINE HUNDRED TWENTY (920) AND LOT NINE HUNDRED TWENTY-ONE (921) (EXCEPT THE EAST 16 FEET THEREOF) IN KRENN AND DATO'S SECOND ADDITION TO DEMPSTER STREET "L" TERMINAL SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST THIRTEEN (13) ACRES OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION TWENTY, TOWNSHIP FORTY-ONE NORTH RANGE THIRTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF THEOBALD ROAD IN COOK COUNTY, ILLINOIS.

12.00