

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY

LINDA A. DANIEL

WHEN RECORDED MAIL TO
HOME SAVINGS OF AMERICA
P.O. BOX 7075
PASADENA, CALIFORNIA 91109-7075

ORIGINAL LOAN NO. 00659724
LOAN NO. 870074-2

88042037

MODIFICATION OF NOTE AND MORTGAGE

THIS MODIFICATION OF NOTE AND MORTGAGE (the "Modification") is made this 22nd day of JANUARY, 1988 by and between ROBERT BUTTNY AND JOYCE FORD GRADEL, HUSBAND AND WIFE

(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 JUNE 30, 1986 by and between ROBERT BUTTNY AND JOYCE FORD GRADEL, HUSBAND AND WIFE

as Borrower, and Lender as Mortgagee recorded on 07/09/86 as Document No. 86284921, Page 1, Official Records of COOK County, ILLINOIS, mortgaged to Lender, that certain real property located in County, Illinois, commonly known as 710 NORTH GROVE AVENUE, OAK PARK, IL. 60302 *

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described in the Mortgage. The Mortgage secures, among other things, a promissory note, dated JUNE 30, 1986 in the original principal amount of \$ 62,400.00, made by ROBERT BUTTNY AND JOYCE FORD GRADEL

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

B. By a promissory note (the "Advance Note") of even date herewith made by Borrower to the order of Lender, Lender has loaned to Borrower an additional sum (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 \$ 97,479.77. At no time shall the indebtedness due under the mortgage exceed \$ 128,000.00

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:

Robert Buttny

ROBERT BUTTNY

Joyce Ford Gradel

JOYCE FORD GRADEL

LENDER:

HOME SAVINGS OF AMERICA, F.A.

By JAMES F. DUFFY, VICE PRESIDENT

* PTN: 16-06-313-015 TP

ATTEST:

DANIELA L. VONTECH, ASSISTANT 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

ROBERT BUTTNY AND JOYCE FORD GRADEL, HUSBAND AND WIFE

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

22ND day of JANUARY, 1988

"OFFICIAL SEAL"
William F. Sullivan, Jr. 1988
Notary Public, State of Illinois
My Commission Expires 10/7/90

My commission expires:
10/7/90

Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

} ss:

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

~~XXXXXXXX~~ **JAMES F. DUFFY**
personally known to me to be the **VICE PRESIDENT**
PAMELA J. VUJECH

of HOME SAVINGS OF AMERICA, F.A. and

, 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 as such **VICE PRESIDENT** and **ASSISTANT SECRETARY** they signed and delivered the said instrument and clause 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 22ND day of JANUARY, 1988

" OFFICIAL SEAL "
LINDA A. DANIEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/10/91

My commission expires: 2-10-91
-88-042037

Notary Public

NOT 28 IN BLOCK 8 IN
WOOD BINE ADD A
SUB OF THE WEST
SW 4
SEC 6-39-13

DEPT-01 \$14.25
T#4444 TRAM 0050 01/28/88 13:29 00
#9779 # 88-042037
COOK COUNTY RECORDER

14⁰⁰ MAIL

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