

12-72-120-2
3 OF 4

MAIL TO:
FINANCIAL FEDERAL SAVINGS BANK
1461 NORTH LARKIN AVE.
JOLIET, ILLINOIS 60435

UNOFFICIAL COPY

FML _____ FML90000787
90523011-5 2 7 0 LOAN NO. 4800067314

BI-WEEKLY LOAN MODIFICATION AGREEMENT

MORTGAGORS: ROGER M. COONS AND DOLORES J. COONS; HIS WIFE F/K/A DOLORES J. MESSINA
MORTGAGEE: Financial Federal Trust and Savings Bank f/k/a Financial Federal Savings Bank
PROPERTY ADDRESS: 7720 S. MAJOR BURBANK ILLINOIS 60459

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LEGAL DESCRIPTION:
LOT 7 IN BLOCK 14 IN FREDERICK H. BARTLETT'S GREATER 79TH STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER AND THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, AND ALSO THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1990 OCT 26 AM 11:14 90523011

P.I.N. #19-29-406-027-0000

Permanent Property Tax Number: 19-29-406-027-0000

| | | |
|--|---|-----------------------------------|
| <u>ORIGINAL MORTGAGE AND NOTE DATE:</u> | 10/20/90 | <u>REMAINING MORTGAGE AMOUNT:</u> |
| <u>ORIGINAL MORTGAGE AMOUNT:</u> | 30,000.00 | |
| <u>ORIGINAL INTEREST RATE:</u> | 10.375 | |
| <u>MONTHLY PRINCIPAL AND INTEREST PAYMENT:</u> | \$ 329.30 payable on the first day of each month and due on or before the 15th day of each month. | |
| <u>MONTHLY ESCROW PAYMENT:</u> | \$ 79.92 payable on the first day of each month and due on or before the 15th day of each month. | |
| <u>FIRST PAYMENT DATE:</u> | 12/01/90 | |
| <u>MORTGAGE TERM:</u> | 180 Months | |

90523011

For value received, the terms and conditions of the original Note and original Mortgage dated 10-20-90 and recorded on _____ as document No. * described above are hereby modified as follows: * 90523010

1. All installments due under the Mortgage or Note shall be paid on a bi-weekly basis every fourteen (14) calendar days. The amount of each bi-weekly payment due every fourteen (14) days is as follows:

| | |
|--------------------------|-----------|
| Principal and Interest: | \$ 162.34 |
| Escrow: | \$ 36.89 |
| Total Bi-weekly Payment: | \$ 199.23 |

2. The interest rate is reduced by 250 to 10.125%.
DATE OF FIRST BI-WEEKLY PAYMENT IS 11/19/90

RMC
DJC
REB
FFTSB

BOX 308 - GG

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- A late charge of 5% of the bi-weekly principal and interest payment due shall be assessed if the payment is not made on the date scheduled.

In the event that a bi-weekly payment date falls on a day where the Bank is closed for business, the parties agree that one (1) grace day is permitted so that no late charges will be assessed by virtue of the bank holiday.

- The escrow payment due on each bi-weekly payment due date is 1/26th of the yearly taxes and assessments, and ground rents on the property, if any, plus 1/26th of the yearly premium installments for hazard insurance, if any, plus 1/26th of the yearly installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by the Lender on the basis of assessments and bills and reasonable estimates thereof.
- In consideration of the Lender's scheduling repayment on a bi-weekly basis (every 14 calendar days), the Mortgagor(s) agree to pay each bi-weekly payment by Automatic Payment System from a Financial Federal Trust and Savings Bank checking account. If the Mortgagor(s) fail to pay a bi-weekly payment by electronic funds transfer on the date due, the Lender has the right to convert the payment schedule to a monthly basis and increase the interest rate by .125 % to 10.25 %.

In all other respects, the terms and conditions of the original Note and Mortgage shall remain in full force and effect and the Mortgagors promise to pay said indebtedness as herein stated and to perform all obligations under said Mortgage and Note and this Agreement.

Dated this 20 day of October, 1990.

FINANCIAL FEDERAL TRUST
AND SAVINGS BANK:

BY: Marilyn Ruskin
MARTILYN RUSKIN, V.P.

Roger M. Coons
ROGER M. COONS

ATTEST:
Denise R. Hart
DENISE R. HART, A.V.P.

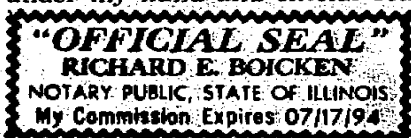
Dolores J. Coons - Dolores J. Messina
DOLORES J. COONS F/K/A DOLORES J. MESSINA

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Richard E. Boicken, a Notary Public in and for said county and state do hereby certify that ROGER M. COONS AND DOLORES J. COONS HIS WIFE F/K/A DOLORES J. MESSINA

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 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 20 day of October, 1990.



My Commission Expires:

Richard E. Boicken
Notary Public

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