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1991 JUN 11 PM 3: 11

91280739

LOAN NO. 6800063914

BI-WEEKLY LOAN MODIFICATION AGREEMENT

14<sup>00</sup>

30F3  
D.99-8010

MORTGAGORS:

DONNA F. WOOD DIVORCED AND NOT SINCE REMARRIED;

MORTGAGEE:

Financial Federal Trust and Savings Bank f/k/a  
Financial Federal Savings Bank

PROPERTY ADDRESS:

10404 S. MAYFIELD AVENUE OAK LAWN ILLINOIS 60453

LEGAL

DESCRIPTION:

SEE RIDER A ATTACHED HERETO AND MADE A PART HEREOF

Property of Cook County Clerk's Office

Permanent Property Tax Number: 24-17-215-016-1001

ORIGINAL MORTGAGE AND NOTE DATE:

05/28/91

REMAINING MORTGAGE AMOUNT:

ORIGINAL MORTGAGE AMOUNT:

64,800.00

ORIGINAL INTEREST RATE:

9.875

MONTHLY PRINCIPAL AND INTEREST PAYMENT:

\$ 691.40 payable on the first day of each month and due on or before the 15th day of each month.

MONTHLY ESCROW PAYMENT:

\$ 95.33 payable on the first day of each month and due on or before the 15th day of each month.

FIRST PAYMENT DATE:

07/01/91

MORTGAGE TERM:

180 Months

For value received, the terms and conditions of the original Note and original Mortgage dated 5-28-91 and recorded on 6-11-91 as document No. \* described above are hereby modified as follows: \* **91280738**

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:	\$	<u>340.78</u>
Escrow:	\$	<u>45.19</u>
Total Bi-weekly Payment:	\$	<u>385.97</u>

D.F.W  
DFW

2. The interest rate is reduced by .250 to 9.625 %.  
DATE OF FIRST BI-WEEKLY PAYMENT IS 06/17/91

FFTSB OKP

91280739

PREPARED BY:  
MAIL TO:

BARBARA M. HRISTAKOS  
FINANCIAL FEDERAL TRUST & SAVINGS BANK  
1401 N. LARKIN AVE.  
JOLIET, ILLINOIS 60435

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3. 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.

4. 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.

5. 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 \_\_\_\_\_ % to \_\_\_\_\_ %.

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 28 day of May, 1991.

FINANCIAL FEDERAL TRUST  
AND SAVINGS BANK:

BY: Marilyn Ruskin  
MARILYN RUSKIN  
VICE PRESIDENT

Donna F. Wood  
DONNA F. WOOD

ATTEST: Sharon L. Webster  
SHARON L. WEBSTER  
ASST VICE PRESIDENT

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK     )

I, Carole A. Padgett, a Notary Public in and for said county and state do hereby certify that DONNA F. WOOD, DIVORCED AND NOT SINCE REMARRIED.

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.

28 May 91

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

**"OFFICIAL SEAL"**  
**CAROLE A. PADGETT**  
**NOTARY PUBLIC, STATE OF ILLINOIS**  
**My Commission Expires 07/28/92**

My Commission Expires:

Carole A. Padgett  
Notary Public

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## RIDER 'A'

### PARCEL 1:

UNIT NUMBER 1 IN O'MALLEY AND GREENE'S MAYFIELD CONDOMINIUM BUILDING AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 1/2 OF LOT 63 IN FRANK DELUGACH'S AUSTIN GARDENS, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE BANK OF HICKORY HILLS, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER 1336 DATED APRIL 13, 1978 AND RECORDED AS DOCUMENT 25441650 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT APPURTENANT TO PARCEL 1 FOR DRIVEWAY AND INGRESS AND EGRESS OVER THE NORTH 10 FEET OF THE SOUTH 1/2 OF LOT 63 IN FRANK DELUGACH'S AUSTIN GARDENS, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS CREATED BY DEED FROM THE BANK OF HICKORY HILLS, AS TRUSTEE UNDER TRUST NUMBER 1336 TO RITA LARSON RECORDED AS DOCUMENT 25771199.

### PARCEL 3:

THE RIGHT TO THE EXCLUSIVE USE OF LIMITED COMMON ELEMENTS P-1 AND P-2, GARAGE A AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 30, 1980 AS DOCUMENT 25441650 AND AMENDMENT RECORDED JUNE 24, 1981 AS DOCUMENT 25915854.

PERM TAX #24-17-215-016-0000

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