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92972689

LOAN NO.

1800190917

2300

BI-WEEKLY LOAN MODIFICATION AGREEMENT

73-97-454 OF 2082

MORTGAGORS: KAMRIZ FALLAH AND MEHRNAZ FALLAH; HIS WIFE  
MORTGAGEE: Financial Federal Trust and Savings Bank f/k/a Financial Federal Savings Bank  
PROPERTY ADDRESS: 1139 LEAVITT, UNIT 210 FLOSSMOOR ILLINOIS 60422

LEGAL DESCRIPTION: SEE RIDER "A" ATTACHED HERETO AND MADE A PART HEREOF

COOK COUNTY, ILLINOIS  
RECORDED  
02 FEB 28 AM 10:59

92972689

Permanent Property Tax Number: 31-12-202-064-1022

ORIGINAL MORTGAGE AND NOTE DATE: 12/14/92  
ORIGINAL MORTGAGE AMOUNT: 54,000.00  
ORIGINAL INTEREST RATE: 8.500  
MONTHLY PRINCIPAL AND INTEREST PAYMENT: \$ 415.21 payable on the first day of each month and due on or before the 15th day of each month.  
MONTHLY ESCROW PAYMENT: \$ 96.93 payable on the first day of each month and due on or before the 15th day of each month.  
FIRST PAYMENT DATE: 02/01/93  
MORTGAGE TERM: 360 Months

REMAINING MORTGAGE AMOUNT:

For value received, the terms and conditions of the original Note and original Mortgage dated 12-14-92 and recorded on 12-28-92 as document No. \* described above are hereby modified as follows: \* 92972688

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>202.84</u>
Escrow:	\$	<u>44.74</u>
Total Bi-weekly Payment:	\$	<u>247.58</u>

2. The interest rate is reduced by \_\_\_\_\_ to \_\_\_\_\_%.  
The date of Your First Bi-Weekly Payment will be 01/18/93

*Mehrnaz Fallah*

PREPARED BY: ANISSA RUSTHOVEN  
MAIL TO: 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 .125 % to 8.375%.

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 14 day of December, 19 92.

FINANCIAL FEDERAL TRUST  
AND SAVINGS BANK:

BY: Judy C. Vos  
Vice President

Kambiz Fallah  
KAMBIZ FALLAH

ATTEST: Karinne Queen  
Vice President

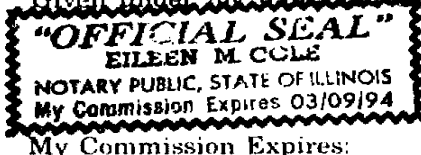
Mehrnaz Fallah  
MEHRNAZ FALLAH

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, EILEEN M. COLE, a Notary Public in and for said county and state do hereby certify that KAMBIZ FALLAH AND MEHRNAZ FALLAH HIS WIFE

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 14 day of December, 19 92.



Eileen M. Cole  
Notary Public

**BOX 333**

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8/27/2011

Property of Cook County Clerk's Office

08/27/2011

UNIT NUMBER 210 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 8 BOTH INCLUSIVE, IN THE SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1, IN BLOCK 2 IN WELLS AND NELLEGAR'S SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY, OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22628042 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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