

73-51-5010 28E

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BI-WEEKLY LOAN MODIFICATION AGREEMENT

MORTGAGORS: JAMES W. GUINN AND MERRY C. GUINN; HIS WIFE
 MORTGAGEE: Financial Federal Trust and Savings Bank f/k/a
 Financial Federal Savings Bank
 PROPERTY ADDRESS: 507 ILLINOIS STREET PARK FOREST ILLINOIS 60466

2300
230

LEGAL DESCRIPTION:

LOT 6, BLOCK 11, IN LINCOLNWOOD WEST BEING A SUBDIVISION OF THE WESTERLY PART OF THE SOUTHWEST 1/4 SECTION 24 AND PART OF THE SOUTHEAST 1/4 OF SECTION 23 EASTERLY OF THE ILLINOIS CENTRAL RAILROAD, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAN THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, DECEMBER 18, 1959 AS DOCUMENT NO. 17/39257 AND FILLED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR 1901250

Permanent Property Tax Number: 31-23-429-006-0000

ORIGINAL MORTGAGE AND NOTE DATE: 03/28/92
 ORIGINAL MORTGAGE AMOUNT: 51,700.00
 ORIGINAL INTEREST RATE: 8.625
 MONTHLY PRINCIPAL AND INTEREST PAYMENT: \$ 512.91 payable on the first day of each month and due on or before the 15th day of each month.
 MONTHLY ESCROW PAYMENT: \$ 149.98 payable on the first day of each month and due on or before the 15th day of each month.
 FIRST PAYMENT DATE: 05/01/92
 MORTGAGE TERM: 180 Months

REMAINING MORTGAGE AMOUNT:

For value received, the terms and conditions of the original Note and original Mortgage dated 3-28-92 and recorded on 4/16/92 as document No. * described above are hereby modified as follows:

* 92250117

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:	\$ 252.66
Escrow:	\$ 69.22
Total Bi-weekly Payment:	\$ 321.88

2. The interest rate is reduced by .250 to 8.375 %.

DATE OF FIRST BI-WEEKLY PAYMENT IS 04/20/92

JWG
MCG

92250118

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PREPARED BY: CONRAD W. SCHMITTEL
MAIL TO: FINANCIAL FEDERAL TRUST & SAVINGS BANK
1401 N. LARKIN AVE.
JOLIET, ILLINOIS 60435

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 Mortgagors agree to pay each bi-weekly payment by Automatic Payment System from a Financial Federal Trust and Savings Bank checking account. If the Mortgagors 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 8.500%.

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 March, 1992

FINANCIAL FEDERAL TRUST
AND SAVINGS BANK.

BY: Margaret C. Guynn
Vice President

James W. Guinn
JAMES W. GUINN

A TESTE:
Richard D. Baciker
Vice President

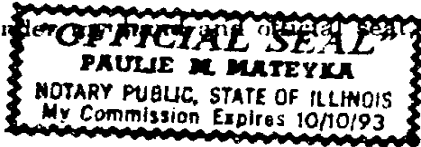
Merry C. Guinn
MERRY C. GUINN

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, PAULIE M. MATEYKA, a Notary Public in and for said county and state do hereby certify that JAMES W. GUINN AND MERRY C. GUINN 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 official seal, this 28 day of March, 1992



Paulie M. Mateyka
Notary Public

My Commission Expires:
10-10-93

BOX 388

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