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FML 93000373

LOAN NO 6800069570

93476527**BI-WEEKLY LOAN MODIFICATION AGREEMENT**MORTGAGORS: JAMES R. BENKO AND ALICE J. BENKO; HIS WIFEMORTGAGEE: Financial Federal Trust and Savings Bank fka
Financial Federal Savings BankPROPERTY ADDRESS: 12724 NEWPORT DRIVE PALOS PARK ILLINOIS 60464LEGAL DESCRIPTION

LOT 181 IN SANDBURG GLEN, A PLANNED UNIT DEVELOPMENT, UNIT 4 BEING PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 \$23.50
 T#4444 TRAM 1383 06/22/93 14:24:00
 \$1166 * -93-476527
 COOK COUNTY RECORDER

Permanent Property Tax Number: 23-33-108-012-0000

ORIGINAL MORTGAGE AND NOTE DATE:

06/12/93

REMAINING MORTGAGE AMOUNTORIGINAL MORTGAGE AMOUNT

65,000.00

ORIGINAL INTEREST RATE:

7.125

93476527

MONTHLY PRINCIPAL AND INTEREST PAYMENT:

\$ 758.90 payable on the first day of each month and due on or before the 15th day of each month.

MONTHLY ESCROW PAYMENT:

\$ 281.58 payable on the first day of each month and due on or before the 15th day of each month.

FIRST PAYMENT DATE:

08/01/93

MORTGAGE TERM:

120 Months

For value received, the terms and conditions of the original Note and original Mortgage dated 6-12-93 and recorded on 6-22-93 as document No. 93476526 hereby modified as follows:

- 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>375.26</u>
Escrow:	\$	<u>129.96</u>
Total Bi-weekly Payment:	\$	<u>505.22</u>

- The interest rate is reduced by .250% to 6.875%.

The date of Your First Bi-Weekly Payment will be 07/19/93

23.50
 JPB
 G.B.

PREPARED BY: ANITA S. RUSHOVEN
 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's 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 7.000 %.

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 12 day of June, 1993.

FINANCIAL FEDERAL TRUST
 AND SAVINGS BANK:

BY: Linda C. Voo
 Vice President

James R. Benko
 JAMES R. BENKO

ATTEST: Miriam Puller
 Vice President

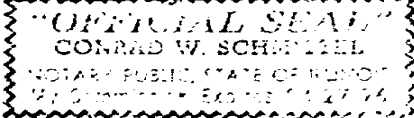
Alice J. Benko
 ALICE J. BENKO

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Conrad W. Schmittel, a Notary Public in and for said county and state do hereby certify that JAMES R. BENKO AND ALICE J. BENKO 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 12 day of June, 1993.



Conrad W. Schmittel
 Notary Public

My Commission Expires: 4/27/96

6/27/93