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COOK COUNTY RECORDER

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LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 13th day of JULY 1993 between JAMES R. FISHER AN UNMARRIED PERSON AND GAIL J. BROWN AN UNMARRIED PERSON (Borrower) and MORTGAGE INVESTMENT CORPORATION ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated and recorded in Book or Liber 893551.71 at page(s) or the Records of COOK COUNTY, ILLINOIS and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 1136 WEST ONTARIO OAK PARK, ILLINOIS 60302

the real property described being set forth as follows:

UNIT 1D IN THE 1136 ONTARIO STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN SCHMIDT'S SUBDIVISION OF LOT 13 AND THE SOUTH 1/2 OF LOT 14 IN BLOCK 7 IN KEPTLE-STRINGS' ADDITION TO HARLEM IN SECTION 7, TOWNSHIP 39 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 RECORDED AS DOCUMENT NUMBER 25, 438, 480 AND AS AMENDED JUNE 5, 1980 AND RECORDED AS DOCUMENT NUMBER 25, 477, 152 TOGETHER WITH ITS UNDIVIDED 6.6822% INTEREST IN THE COMMON ELEMENTS. P.I.N. 16-07-109-014-1005

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

- 1. As of AUGUST 1, 1993, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 46,207.29 consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.
2. The Borrower promises to pay the Unpaid Principal Balance plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.875%, from AUGUST 1, 1993. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 352.82 beginning on the 1st day of SEPTEMBER, 1993 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at 4318 WOODCOCK SUITE 201 SAN ANTONIO, TEXAS 78228 or at such other place as the Lender may require.

- 3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

- 4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
(a) all terms and provisions of the Note and Security instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
(b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

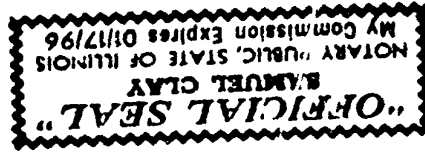
Handwritten signature/initials

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RETURN TO: MORTGAGE INVESTMENT CORPORATION
4318 WOODCOCK SUITE 201
SAN ANTONIO, TEXAS 78228

NOTARY PUBLIC



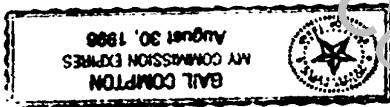
NOTARY PUBLIC

1993. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of July

BEFORE ME, the undersigned, a Notary Public in and for the county and State, on this day personally appeared James R. Fisher and wife, known to me to be the person (s) whose name (s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

COUNTY COOK

STATE OF ILLINOIS



NOTARY PUBLIC

1993. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of July

BEFORE ME, the undersigned, a Notary in and for the County and State, on this day personally appeared GORDON B. GILBERT known to me to be the person(s) whose name(s) are subscribed to be the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

COUNTY BEXAR

STATE OF TEXAS

[Space Below This Line For Acknowledgments]

GAIL J. BROWN
-Borrower (Seal)

JAMES R. FISHER
-Borrower (Seal)

GORDON B. GILBERT
SR. VICE-PRESIDENT
-Lender (Seal)

5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

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