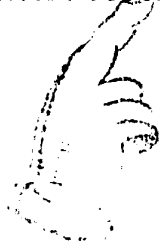


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AFTER RECORDING, RETURN TO:
BANK UNITED OF TEXAS FSB
3800 BUFFALO SPEEDWAY, SUITE 400
HOUSTON, TEXAS 77098
ATTN: JOYCE O'CONNOR

94161820

DEPT-01 RECORDING \$23.50
TRK#0008 TRK#N 6023 02/18/94 15:00:00
#3355 # 3355 * 94-161820
COOK COUNTY RECORDER



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Loan Number 9754474

MORTGAGE LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 26 day of November, 1993, between Paul C. Pavlakos and Demetra Pavlakos ("Borrower") and Bank United of Texas FSB ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated December 11, 1992 and recorded in the Official Records of Cook County, State of 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 12715 Westport Drive, Palos Park, Illinois 60464, the real property described being set forth as follows:

Lot 147 Section 33
Sandburg Glen
P.I.N. Number 23.33.105.125

LOT 147 IN SANDBURG GLEN
PLANNED UNIT DEVELOPMENT UNIT 3
BEING PART OF THE NW 1/2 OF E 1/2
OF THE NW 1/4 SEC. 33, TOWN 37N, RANGE 12
E.T.P.M.

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):

- As of February 1, 1994, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$108,518.17, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.
- 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 7.50%, from January 1, 1994. The Borrower promises to make monthly payments of principal and interest of U.S. \$765.83, beginning on the 1st day of February, 1994, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on January 1, 2023 (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 3800 Buffalo Speedway, Suite 400, Houston, Texas 77098 or at such other place as the Lender may require.

- 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.

- 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:
 - 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
 - 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.

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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.

Don C. Broussard (Seal)
Don C. Broussard, Vice President
Loan Administration, Bank United
of Texas FSB

Paul C. Pavlakos (Seal)
Paul C. Pavlakos, Borrower

By: _____

Demetra Pavlakos (Seal)
Demetra Pavlakos, Borrower

-----[Space Below This Line For Acknowledgement]-----

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on December 20, 1993 by Don C. Broussard, Vice President of Loan Administration Bank United of Texas FSB.

My commission expires 10-2-96

James O'Connell
Notary Public Signature

STATE OF IL

COUNTY OF COOK

OR
PARISH OF _____

This instrument was acknowledged before me on Dec 13, 93 by Paul C. Pavlakos and Demetra Pavlakos.

My commission expires 12/19/94

Sandra A. Hnat
Notary Public Signature

"OFFICIAL SEAL"
Sandra A. Hnat
Notary Public, State of Illinois
My Commission Expires 12/19/94

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