

# UNOFFICIAL COPY

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DEPT. OF RECORDING 625.00  
7437070 7437070 08/22/97 13:03:00  
2924 N. Tolman \* 127-0384037  
COOK COUNTY RECORDER

When Recorded Mail to:  
LaSalle Home Mortgage Corporation  
4242 N. Harlem Ave.  
Norridge, IL 60634  
ATTN: Ed Thornton  
LHMC #374182-6/FNMA #1660574983

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## LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement") made this **1st day of June 1997**, between **Richard Ramirez, Christina M. Ramirez, His Wife and Stanley J. Ramirez, Divorced not Remarried** ("Borrower") and **LaSalle Home Mortgage Corporation** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated **July 26, 1993** and recorded as **Instrument #93-604995** at **County Recorders office 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 **2924 North Talman Avenue, Chicago, Illinois 60618** the real property described being set forth as follows:

**LOTS 3 AND 4 IN BLOCK 3 IN MICHAEL BAUERLE'S ADDITION TO MAPLEWOOD, BEING A SUBDIVISION OF PARTS OF LOTS 4 AND 6 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

*13 25-217-038 + 037*      *2924 N. Tolman, Chicago Ill*  
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 **June 1, 1997** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is **U.S. \$107,987.14** consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

**BOX 333-CTI**

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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 7.50% from **June 1, 1997**. The Borrower promises to make monthly payments of principal and interest of U.S. \$755.06 beginning on the **July 1, 1997** and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **June 1, 2027** (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 LaSalle Home Mortgage Corporation 4242 N. Harlem Ave. Norridge, IL 60634 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.

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 the terms and provisions thereof, as amended by this Agreement.

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LaSalle Home -Lender  
Mortgage Corporation

Richard Ramirez  
Richard Ramirez -Borrower

BY: Richard Ramirez

Christina M. Ramirez  
Christina M. Ramirez -Borrower

Stanley J. Ramirez  
Stanley J. Ramirez -Borrower

**THIS DOCUMENT MUST BE SIGNED IN FRONT OF A NOTARY PUBLIC AND A SEPARATE ACKNOWLEDGMENT ATTACHED.**

*Stanley Skowron*  
8/18/97



Property of Cook County Clerk's Office

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