

Prepared by:  
AFTER RECORDING MAIL TO:  
Old Kent Mortgage Company  
Construction Lending Department  
630 Tollgate Road, Suite C  
Elgin, Illinois 60123

LOAN NO. 0938147

(Space Above This Line For Recording Date)

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 28th day of August 1998, between ROBERT K DRESSLER and DIANE M BECKER, husband and wife as joint tenants

("Borrower") and Old Kent Mortgage Company, a Michigan Corporation ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated July 24, 1997 and recorded as Document No. 97-553238, at page(s) of the Records of

Cook, Illinois, and (2) the Note bearing [County and State, or other Jurisdiction]

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 1440 NORTH PAULINA, CHICAGO, IL 60622 [Property Address]

the real property described being set forth as follows:

LOT 3 IN BLOCK 7 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4, LYING NORTH OF MILWAUKEE AVENUE IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 17-06-213-042-0000

COLLAR COUNTIES TITLE PLANT #TS ACCOM Dressler Old Kent Mtg. Becker

# UNOFFICIAL COPY

By: [Signature]  
Old Kent Mortgage Company  
-Lender- (Seal)

[Signature]  
ROBERT K. DRESSLER  
-Borrower- (Seal)

[Signature]  
DIANE M. BECKER  
-Borrower- (Seal)

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 28, 1988 the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 342,000.00, 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 7.375% from September 1, 1998. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 2,362.11, beginning on the 1st day of October 1998 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on September 1, 2028 (the "Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payment at 830 Tollgate Rd., St. Clair, IL, 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, imposts, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever cancelled, 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 of the terms and provisions thereof, as amended by this Agreement.

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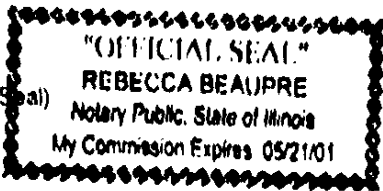
Deane M. Becker (Seal)  
-Borrower

Robert K. Dressler (Seal)  
-Borrower

[Space Below This Line For Acknowledgments]

STATE OF Illinois )  
COUNTY OF Cook ) ss:

On August 28, 1998 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared DEBRA L. AUSTIN, to me personally known, who, being duly sworn by me, did say that he/she/they is/are the CONSTRUCTION LENDING MANAGER of the corporation named herein which executed the within instrument, that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation pursuant to its by-laws or a resolution of its Board of Directors and that he/she acknowledges said instrument to be the free act and deed of said corporation.

(Official Seal)  "OFFICIAL SEAL"  
REBECCA BEAUPRE  
Notary Public, State of Illinois  
My Commission Expires 05/21/01

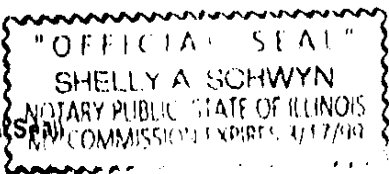
Debra L. Austin  
Notary Public for the state of Illinois  
My commission expires: 06/19/2001

STATE OF Illinois )  
COUNTY OF Cook ) ss:

On this day personally appeared before me ROBERT K DRESSLER and DIANE M BECKER

to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of August, 1998.

(Official Seal)  "OFFICIAL SEAL"  
SHELLY A. SCHWYN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 4/17/99

Shelly A. Schwyn  
Notary Public for the State of Illinois  
My commission expires: 04/17/99

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