

2

City Fed
704 Ridgely Rd
Munster, In.

94025558

ADDITIONAL ADVANCE
LOAN MODIFICATION AGREEMENT

296472

WHEREAS, Citizens Federal Savings and Loan Association of Hammond, Indiana, (Lender), loaned Fructuoso Tamez and Elva M. Tamez, husband and wife, the sum of Fifteen Thousand Dollars (\$15,000.00) as evidenced by a Mortgage Note (Note) executed by Borrower on May 12, 1972;

WHEREAS, to secure the repayment of the debt evidenced by the Note, Fructuoso Tamez and Elva M. Tamez executed and delivered to Lender a Mortgage, dated May 12, 1972, which Mortgage was recorded on May 17, 1972 in the Office of the Recorder of Lake County, Indiana, as Document No. 148705 and which Mortgage affects the following described real estate;

Lot 13 and 14 in Resubdivision of Lots 1 to 18 inclusive and 25 to 42 inclusive in Block 2 in Winslow's Addition to City of Hammond, as per plat thereof, recorded in Plat Book 9, page 7, in the Office of the Recorder of Lake County, Indiana

WHEREAS, Fructuoso Tamez conveyed his interest in the above-described property to Elva M. Tamez (Borrower) on February 14, 1977 as evidenced by a Quit-Claim Deed recorded in the Office of the Recorder of Lake County, Indiana in Deed Record 418531;

WHEREAS, Borrower modified said loan on December 7, 1977 as evidenced by a Loan Modification Agreement (First Modification Agreement) and an Additional Advance Agreement for the purpose of obtaining an additional advance;

WHEREAS, Borrower modified said loan on March 31, 1992 as evidenced by a Loan Modification Agreement (Second Modification Agreement) for the purpose of obtaining an additional advance and reducing the interest rate;

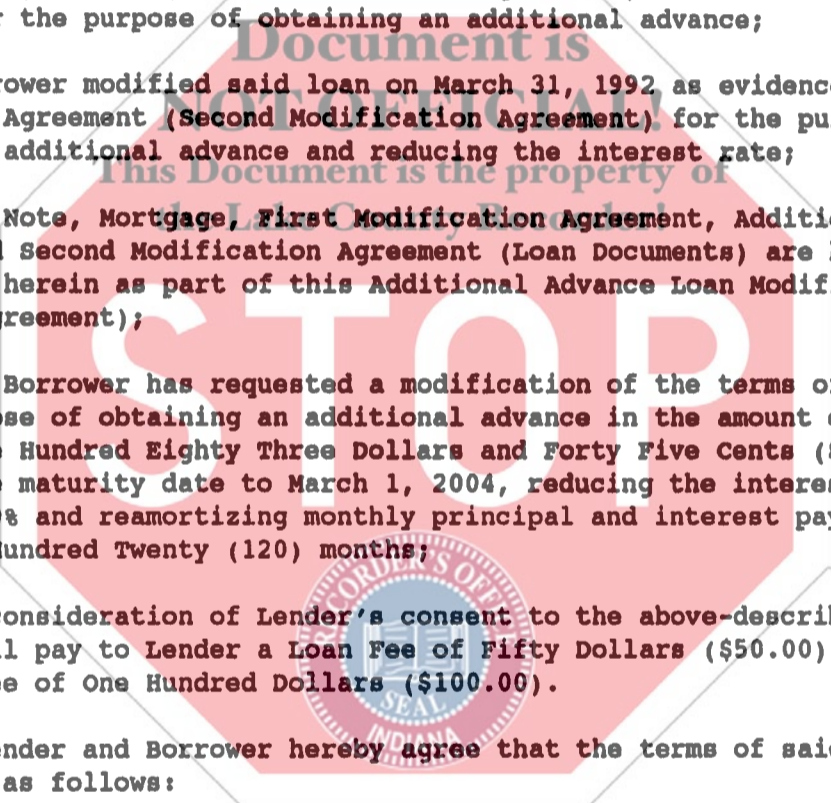
WHEREAS, the Note, Mortgage, First Modification Agreement, Additional Advance Agreement and Second Modification Agreement (Loan Documents) are hereby incorporated herein as part of this Additional Advance Loan Modification Agreement (Agreement);

WHEREAS, the Borrower has requested a modification of the terms of said loan for the purpose of obtaining an additional advance in the amount of Three Thousand Nine Hundred Eighty Three Dollars and Forty Five Cents (\$3,983.45), extending the maturity date to March 1, 2004, reducing the interest rate from 8.15% to 8.10% and reamortizing monthly principal and interest payments over a term of One Hundred Twenty (120) months;

WHEREAS, in consideration of Lender's consent to the above-described terms, Borrower shall pay to Lender a Loan Fee of Fifty Dollars (\$50.00) and a Processing Fee of One Hundred Dollars (\$100.00).

THEREFORE, Lender and Borrower hereby agree that the terms of said loan as modified are as follows:

1. The above stated Advance shall be added to the present unpaid balance of said indebtedness, and the balance of said indebtedness, as of the date of this Agreement, including such Advance, is Ten Thousand Dollars (\$10,000.00), all of which the Borrower promises to pay with interest at a rate of 8.10% per year until paid.
2. Principal and interest payments shall be paid in 120 consecutive monthly installments of One Hundred Twenty One Dollars and Eighty Six Cents (\$121.86) beginning April 1, 1994. Said monthly installments shall continue until the entire indebtedness is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable in full on March 1, 2004.
3. Borrower shall pay to Lender a Loan Fee of \$50.00, the receipt of which is hereby acknowledged.
4. Borrower shall pay to Lender a Processing Fee of \$100.00, the receipt of which is hereby acknowledged.
5. Borrower shall pay to Lender a Late Charge of Five Percent (5%) of the payment due for any payment not received by the last business day of each month.
6. The Advance as evidenced by this Agreement is secured by the Mortgage.



1-37 TITLE II SURVANCE
Crown Point, Indiana

STATE OF INDIANA
RECORDER OF DEEDS
LAKE COUNTY, INDIANA

990
72

