

# UNOFFICIAL COPY



Doc#: 0831719066 Fee: \$46.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/12/2008 01:39 PM Pg: 1 of 5

After Recording Return To:  
RUTH RUHL, P.C.  
[Company Name]  
Attn: Recording Department  
[Name of Natural Person]  
2305 Ridge Road, Suite 106  
[Street Address]  
Rockwall, Texas 75087  
[City, State, Zip]

Freddie Mac Loan No.: 943169577  
Loan No.: 477666

## BALLOON LOAN MODIFICATION

(Pursuant to the Terms of the Balloon Note Addendum and Balloon Rider)

**TWO ORIGINAL BALLOON LOAN MODIFICATIONS MUST BE EXECUTED BY THE BORROWER: ONE ORIGINAL IS TO BE FILED WITH THE BALLOON NOTE AND ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE SECURITY INSTRUMENT IS RECORDED.**

This Balloon Loan Modification ("Modification"), entered into effective as of the 1st day of October, 2008, between Tod D. Brooks, a single man

and Colonial National Mortgage, a division of Colonial Savings, F.A. ("Borrower/Grantor").

amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated September 17th, 2003, securing the original principal sum of U.S. \$ 96,800.00, and recorded in Book or Liber N/A, at Page(s) N/A, Instrument No. 0328001147, of the Official Records of Cook County, Illinois; and (2) the Balloon Note bearing the same date as, and secured by, the Security Instrument (the "Note") which covers the real and personal property described in the Security Instrument and defined in the Security Instrument as the "Property," located at: 3 Villa Verde Unit # 111, Buffalo Grove, Illinois 60089

*Handwritten signature and initials:*  
S.H.  
M.H.  
D.H.  
J.H.  
K.H.

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Freddie Mac Loan No.: 943169577  
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the real property described being set forth as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To evidence the election by the Borrower of the  Conditional Right to Refinance  Conditional Modification and Extension of Loan Terms as provided in the Balloon Note Addendum and Balloon Rider and to modify the terms of the Note and Security Instrument in accordance with such election, Borrower and Lender agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. The Borrower is the owner and occupant of the Property.
2. As of October 1st, 2008, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 84,208.44.
3. 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 a yearly rate of 6.875%, beginning October 1st, 2008. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 588.47, beginning on the 1st day of November, 2008, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on October 1st, 2033 (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification, the Borrower will pay these amounts in full on the Modified Maturity Date. The Borrower will make such payments at Colonial Savings, F.A., 2626 West Freeway, Building B, Fort Worth, Texas 76102 or at such other place as the Lender may require.
4. The Borrower will comply with all of the covenants, agreements, and requirements of the Note and 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, all the terms and provisions of the Balloon Note Addendum and Balloon Rider are forever cancelled, null and void, as of the maturity date of the Note.



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Freddie Mac Loan No.: 943169577  
Loan No.: 477666

Colonial National Mortgage, a division of  
Colonial Savings, F.A. -Lender

Sept. 16, 2008 -Date

By: [Signature]  
Barry R. Baker  
Its: Vice President

(Corporate Seal, if applicable)

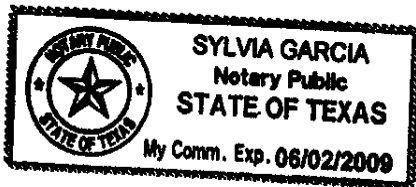
### LENDER ACKNOWLEDGMENT

State of Texas §  
County of Tarrant §

On this 16 day of Sept, 2008, before me,  
Sylvia Garcia, [name of notary], a Notary Public in and for said state,  
personally appeared Barry R. Baker Vice President  
[name of officer or agent, title of officer or agent] of Colonial National Mortgage, a division of Colonial Savings,  
F.A., [name of entity]

known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)



[Signature]  
Sylvia Garcia  
Type or Print Name of Notary  
Notary Public, State of Tx  
My Commission Expires: 06-02-09

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## "EXHIBIT A"

### PARCEL 1:

UNIT #3-111 IN VILLA VERDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF VILLA VERDE, A SUBDIVISION OF THE SOUTH 670 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1972 AS DOCUMENT NUMBER 21765265, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26700515, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGINGS, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE UMBRELLA DECLARATION FOR VILLA VERDE DATED JULY 22, 1983 AND RECORDED AS DOCUMENT NUMBER 267J00513 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST 575523 TO WILLIAM G. KEARNEY DATED OCTOBER 18, 1985 AND RECORDED NOVEMBER 16, 1984 AS DOCUMENT 27339480 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

TAX NUMBER: 03-04-201-019-1125

Property of Cook County Clerk's Office