

UNOFFICIAL COPY

Doc#. 1111857091 fee: \$54.00
Date: 04/28/2011 11:30 AM Pg: 1 of 5
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

Return To:

Southwest Financial Services, LTD.
P.O. Box 300
Cincinnati, OH 45273-8043



DF474352

[Space Above This Line For Recording Data]

Prepared By:

Sandra Gary

FHLMC Loan Number 723659807

01-11132235-02R

CHF Loan Number 1766201483

Chase Home Finance LLC
2210 Enterprise Drive
SC1 - 2030 - Attn 465 Balloons
Florence, SC 29501

BALLOON LOAN MODIFICATION

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

THIS MODIFICATION IS TO BE EXECUTED IN DUPLICATE ORIGINALS: 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"), made May 1, 2011, between DANIEL L. QUAGLIANA, AN UNMARRIED MAN, ("Borrower"), and Chase Home Finance LLC, successor by Merger to Chase Manhattan Mortgage Corporation ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") dated April 28, 2004, securing the original principal sum \$191,900.00 and recorded on May 20, 2004 as DOCUMENT NUMBER 0414150010, in 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 482 EAST FAWN COURT, PALATINE, ILLINOIS 60074, the real property described being set forth as follows:

Legal Description Attached Hereto And Made A Part Hereof

Parcel Number 02022000101010

UNOFFICIAL COPY

To evidence the election by the Borrower of the Conditional Right to Refinance 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 **May 1, 2011**, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is **U.S. \$ 167,792.11**.
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 the yearly rate of **5.250%**, beginning **May 1, 2011**. The Borrower promises to make monthly payments of principal and interest of **U. S. \$1,048.30** beginning on the 1 day of **June 2011**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **May 1, 2034**, (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 3415 Vision Drive, Columbus, Ohio 43219-6009 or at such other place as the Lender may require.

4. The Borrower will comply with all other 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 canceled, null and void, as of the maturity date of the Note.
5. Nothing in this Modification 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 Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and will comply with, all of the terms and provisions thereof, as amended by this Modification.

To be signed by all borrowers, endorsers, guarantors, sureties, and other parties signing the Note]

Hilary B Quagliana
(WITNESS SIGNATURE)

Hilary B Quagliana
Witness Name (Printed/Typed)

Daniel L. Quagliana (SEAL)
-BORROWER
DANIEL L. QUAGLIANA

UNOFFICIAL COPY

-----[Space Below This Line for Acknowledgment in Accordance with Laws of Jurisdiction]-----

(Individual Acknowledgment)

State of IL
County of COOK ss:

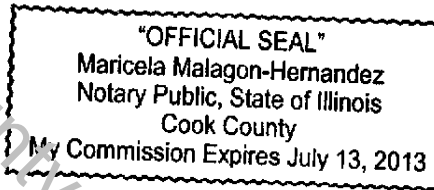
On this the 25 day of MARCH 2011, before me a Notary Public, personally appeared DANIEL L QUAGLIANA

_____ kn
own to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that her/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Maricela Malagon Hernandez
(Notary Public) Maricela Malagon-Hernandez

My Commission expires: July 13, 2013 (Seal)

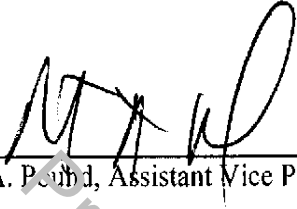


UNOFFICIAL COPY

Loan Number 1766201483

Chase Home Finance LLC, successor by Merger to Chase Manhattan Mortgage Corporation

By:



Robert A. Pound, Assistant Vice President

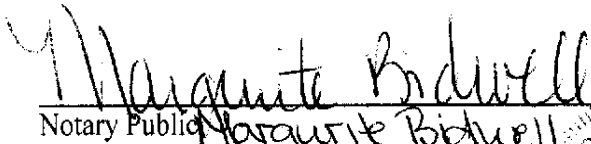
-----Space Below This Line For Acknowledgment-----

State of South Carolina

County of Florence

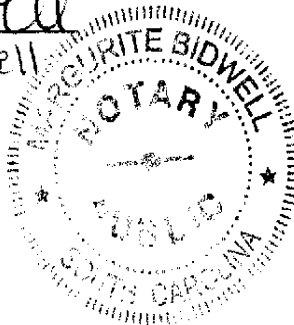
This instrument was acknowledged before me this 1 of April 2011, by Robert A. Pound, Assistant Vice President of Chase Home Finance LLC, successor by Merger to Chase Manhattan Mortgage Corporation, on behalf of same.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.



Notary Public Marguerite Bidwell

My Commission Expires
August 23, 2020



Property of Cook County Clerk's Office

UNOFFICIAL COPY

**SCHEDULE C
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

UNIT 462 IN THE DEERPETH LAKE OF PALATINE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN PARTS OF LOTS 1, 2 AND 3 IN DEERPETH LAKE OF PALATINES, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96702606, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office