

# UNOFFICIAL COPY

96824211

DEPT-01 RECORDING \$29.00  
 T00012 TRAN 2694 10/29/96 11:37:00  
 #8940 # CG \*-96-824211  
 COOK COUNTY RECORDER

Fredlle Mac Loan Number: 532668359  
 Servicer Loan Number: 472371

## 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

73-12-487J

This Balloon Loan Modification ("Modification"), entered into effect as of the 1st day of September, 1996, between Prussnik and Juliette G. Duong ("Borrower") and Bank One Mortgage Corporation ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated August 15, 1991, securing the original principal sum of U.S. \$26,000.00, and recorded in Book or Liber, at page(s), of the 91423386 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 5216 S. Dorchester #1, Chicago, IL 60637, the real property described being set forth as follows:

UNIT NO. 1 IN DORCHESTER COMMUNITY HOUSE CONDOMINIUM, AS  
 DELINEATED ON SURVEY OF THE SOUTH 2 FEET OF LOT 7 AND THE NORTH  
 48 FEET OF LOT 8 IN BLOCK 69 IN WALKER'S ADDITION TO WELLS PARK,  
 BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF  
 SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, ALSO A PIECE OF LAND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 3 FEET SOUTH FROM THE NORTH WEST CORNER  
 OF LOT 5 AFORESAID; THENCE WEST 12 FEET; THENCE SOUTH PARALLEL  
 WITH THE WEST LINE OF SAID LOTS 5 AND 6, 50 FEET; THENCE EAST 12  
 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, WHICH IS 2 FEET  
 NORTH OF THE SOUTH WEST CORNER OF SAID LOT, AND THENCE NORTH 50  
 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS  
 (HEREINAFTER REFERRED TO AS "PARCEL") SAID SURVEY IS ATTACHED AS  
 EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITHE  
 AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER  
 TRUST AGREEMENT DATED MAY 4, 1920 AND KNOWN AS TRUST NUMBER 8150  
 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK  
 COUNTY, ILLINOIS AS DECLARATION NO. 23675417 TOGETHER WITH AN  
 UNDIVIDED 16 2/3 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM  
 SAID PARCEL ALL THE PREMISES AND SPACE COMPRISING ALL THE UNITS  
 THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)  
 IN COOK COUNTY, ILLINOIS.

BOX 333-CT1

96824211

UNOFFICIAL COPY

Property of Cook County Clerk's Office

BOX 333-CL

# 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 contrary contained in the Note or Security Instrument):

1. The Borrower is the owner and occupant of the Property.
2. As of September 1, 1996, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$91,758.64.

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 yearly rate of 8.875%, beginning September 1, 1996. The Borrower promises to make monthly payments principal and interest of U.S. \$ 762.20, beginning on the 1st day of October, 1996, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on September 1, 2021 (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 Bank One Mortgage Corporation, P.O. Box 7700, Indianapolis, IN 46277 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 cancelled, 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 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 Balloon Note.)

96824211

UNOFFICIAL COPY


Property of Cook County Clerk's Office

# UNOFFICIAL COPY

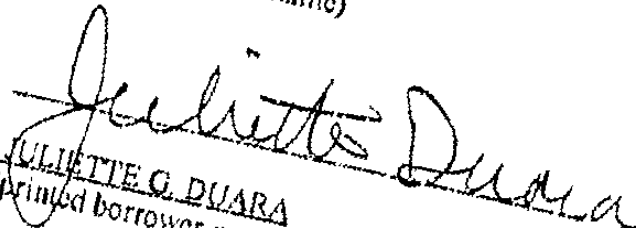
(Illinois Signature Page)

EXECUTED as of the day and year first above written.

**BORROWER:**



**PRASENJIT DUARA**  
(printed borrower name)

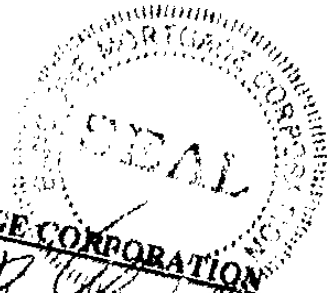
  
**JULIETTE G. DUARA**  
(printed borrower name)

Property of Cook County Clerk's Office

**LENDER:**

**BANC ONE MORTGAGE CORPORATION**  


**VERONICA N. SHARP, VICE PRESIDENT**  
(printed name and title)



(Illinois acknowledgements on next page)

96824211

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

(Illinois Acknowledgement)

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF Cook

(Individual Acknowledgement)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, do hereby certify that PROSENIT DUARA and JULIETTE G. DUARA, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that he/she/they executed and delivered the same as his/her/their free and voluntary act for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of September, 1996.

Diane G. Hoyette  
"OFFICIAL SEAL"  
DIANE G. HOYETTE  
Notary Public, State of ILLINOIS, State of Illinois  
My Commission Expires Feb. 27, 1997

STATE OF Illinois )  
 ) SS:  
COUNTY OF Illinois

(Corporate Acknowledgement)

BEFORE ME, the undersigned authority, on this day personally appeared Thomas M. Day, the Vice President of BANC ONE MORTGAGE CORPORATION, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed as the act and deed of said corporation/association and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of October, 1996.

Barbara J. Lee

Notary Public, State of INDIANA

BARBARA J. LEE  
NOTARY PUBLIC STATE OF INDIANA  
COUNTY OF HENDRICKS  
MY COMMISSION EXPIRES FEBRUARY 22, 1996

Prepared by John Dillon  
Banc One Mortgage Corporation, using forms prepared  
by Peter A. Silver, Attorney at Law.  
132 E. WASHINGTON ST., INDIANAPOLIS, IN 46204

9682427A

UNOFFICIAL COPY

Property of Cook County Clerk's Office



**UNOFFICIAL COPY**

BANC ONE MORTGAGE CORPORATION  
P.O. Box 7700  
Indianapolis, Indiana 46277

Tel 317 321-8484



PLEASE REMEMBER TO SEND UPDATE TO THE TITLE POLICY ALONG WITH RECORDED MODIFICATION TO:

BANC ONE MORTGAGE CORPORATION  
ATTN: JOHN M. DILLON  
122 E. WASHINGTON ST. STE 0412  
INDIANAPOLIS, IN 46204

Property of Cook County Clerk's Office

96824211

UNOFFICIAL COPY

Property of Cook County Clerk's Office