

When recorded mail to:
FBS MORTGAGE CORPORATION
1010 South Seventh St.
Minneapolis, MN 55415-1749

UNOFFICIAL COPY

8

96036861

DEPT-01 RECORDING \$23.00
140011 TRAM 9924 01/16/96 10:46:00
\$1134 + RV *-96-036861
COOK COUNTY RECORDER

BALLOON LOAN MODIFICATION

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

Box 260

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

23⁰⁰ KE

This Balloon Loan Modification ("Modification"), made this 13 day of November, 1995, between Richard E. Thompson & Donna L. Thompson, Husband and Wife ("Borrower") and Loan America Financial Corporation, now known as FBS Mortgage Corporation, a Nevada Corporation ("Lender"), amends and supplements the Mortgage, (the "Security Instrument"), dated November 29, 1990, securing the original principal sum of U.S. \$92,700.00, and recorded as Document Number 90591413, Book , Page of the Official Records of the County Clerks Office of Cook County, Illinois, and 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 1318 Madison Blain, IL 60120, the real property

described being set forth as follows:

ATTORNEYS' TITLE SERVICES, P.C.

All of Lot 50 lying Easterly of a line that is 45.28 feet Westerly of the Northeast corner thereof (as measured along the North Line) and 38.13 feet (arc) Westerly of the Southeast corner thereof (as measured along the South line) in Parkwood II, unit one, being a subdivision of part of sections, 17, 19, and 20, Township 41 North, Range 2 East of the third principal meridian in the City of Blain, Cook County, Illinois, according to the plat thereof recorded May 30, 1979 as Document 24979976.

PIN #06-20-103-054-0000

96036861

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.

FBS # 464293

UNOFFICIAL COPY

10/20/2010

Property of Cook County Clerk's Office

UNOFFICIAL COPY

2. As of December 1, 1995, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$89,442.46.

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 8.25%, beginning December 1, 1995. The Borrower promises to make monthly payments of principal and interest of U.S. \$705.21, beginning on the 1st day of January, 1996, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on December 1, 2020 (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 1010 South Seventh Street, Minneapolis, MN 55415-1749 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, endorser, guarantors, sureties, and other parties signing the Balloon Note.]

Richard E. Thompson IL DE T512-7455-4305
(Borrower)
Donna L. Thompson IL DE T512-1726-0768
(Borrower)

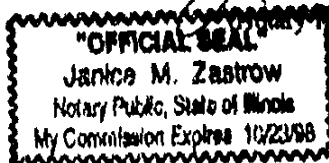
_____[Space Below This Line for Acknowledgement in Accordance with Laws of Jurisdiction]_____

Individual Acknowledgement

State of IL
County of COOK ss

The foregoing Balloon Loan Modification was acknowledged before me this 13 day of NOV, 1995 by Richard E. Thompson and Donna L. Thompson, husband and wife.

(Notary Stamp)



This Instrument Drafted By:
FBS Mortgage Corporation
1010 S. 7th Street
Minneapolis MN 55415-1749

MULTISTATE BALLOON LOAN MODIFICATION-Single Family-Freddie Mac UNIFORM INSTRUMENT Form 3293(10/90)

36036861

36036861

UNOFFICIAL COPY

Property of Cook County Clerk's Office