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97375694

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- . DEPT-01 RECORDING 023.00
- . T#0012 TRAM 5249 05/28/97 10:43:00
- . 45124 + ER #-97-375694
- . COOK COUNTY RECORDER
- . DEPT-10 PENALTY 022.00

5-94 75694

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Property of Cook County Clerk's Office

Balloon Modification

DOCUMENT TITLE

2500
2200
2200
3

97375694

BOX 333-CTI

SEPARATE PAGE, PURSUANT TO GOVT. CODE 27361.6

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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 this 30th day of April, 1997, between Richard D. Marth, Jr. and Linda M. Marth, his wife, ("Borrower") and Citibank, Federal Savings Bank ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated May 19, 1992, securing the original principal sum of U.S. \$68,200.00, recorded May 29, 1992, instrument #92-372867, Cook County, IL 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 1521 S Wisconsin Avenue, Berwyn, IL. 60402, the real property described being set forth as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

To evidence the election by the Borrower of the 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 June 1, 1997, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$65,186.92.
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 8.75%, beginning June 1, 1997. The Borrower promises to make monthly payments of principal and interest of U.S. \$535.93, beginning on the 1st day of July, 1997, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on June 1, 2022 (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and 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 15851 Clayton Road, Ballwin, MO 63011 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, amounts, 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 comply with, all the terms and provisions therein, as amended by this Modification.

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

Richard D. Marth Jr. (Seal)
Richard D. Marth Jr. -Borrower

Linda M. Marth (Seal)
Linda M. Marth -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

State of Illinois
Cook County
April 30, 1997
Jacqueline M. Brennan



Below this Line for Acknowledgment in Accordance with Laws of Jurisdiction)

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MAY - 2 1997

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LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT, LOT AND PARCEL OF LAND LYING AND BEING IN THE COUNTY OF COOK AND STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 31 IN BLOCK 51 IN SECOND ADDITION TO MC INTOSH'S METROPOLITAN ELEVATED SUBDIVISION, BEING A RESUBDIVISION OF BLOCKS 16, 17, 47, 48, 49, 50, 51, 52 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES), IN COOK COUNTY, ILLINOIS.

Property Tax #16-19-126-009
Address 1521 South Wisconsin
Berwyn

Cook County Clerk's Office

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