

FILMC# 0661290816

CitFed Loan Number 755149-2

## 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 RECORDED IN THE LAND RECORDS WHERE THE  
SECURITY INSTRUMENT IS RECORDED**

This Balloon Loan Modification ("Modification"), entered into effective as of the 18th day of December, 1997 between PATRICK J. REPPEN AND THERESA M. REPPEN, HIS WIFE, ("Borrower") and CITIFED MORTGAGE CORPORATION OF AMERICA, ("Lender"), whose address is One Citizens Federal Centre, Dayton, Ohio 45422, amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated December 31, 1992, securing the original principal sum of U.S. \$154,300.00, and recorded in Recording 93057011 of the Mortgage 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 1481 SNOW DRIFT CIRCLE, BARTLETT, ILLINOIS, 60103, the real property described being set forth as follows:

See Exhibit A

To evidence the election by the Borrower of the (Conditional Right to Re-Inance) (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 of the Property.
2. As of FEBRUARY 1, 1998, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$145,048.70.
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 Balance at yearly rate of 7.875%, beginning JANUARY 1, 1998. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,107.53, beginning FEBRUARY 1, 1998, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on JANUARY 1, 2023 (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 ONE CITIZENS FEDERAL CENTRE, DAYTON, OHIO 45402 or at such other place as the Lender may require.

S-no  
D-4  
N-ho  
M-yes

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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 and dated by all borrowers, endorsers, guarantors, sureties, and other parties signing the Balloon Note.)

WITNESSES:

X Nancy [Signature]  
X Nancy [Signature]

BORROWERS:

R150-6706-0011  
X [Signature]  
PATRICK J. REPPEN  
Date X 1/30/97  
X Theresa M. Reppen  
THERESA M. REPPEN  
R150-8136-5674 Date X 1/30/97

WITNESSES:

Nancy J. Ludwig  
Sharon [Signature]

CITIFED MORTGAGE CORPORATION  
OF AMERICA

[Signature]  
JAMES A. FANNING  
V.P. VICE PRESIDENT



(Third page is for the Individual and Corporate Acknowledgment in Accordance with Laws of Jurisdiction.)

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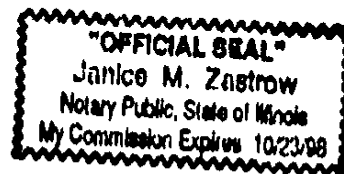
INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS, COOK COUNTY ss:

On this 30 day of DEC, 1997, before me, a Notary Public in and for said County and State, personally appeared PATRICK J. REPPEN AND THERESA M. REPPEN, the individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument and acknowledged that the same is said individuals free act and deed.

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

*Janice M. Zastrow*  
Notary Public



DO NOT WRITE BELOW THIS LINE. FOR CITED USE ONLY.

CORPORATE ACKNOWLEDGMENT

STATE OF OHIO, MONTGOMERY COUNTY ss:

On this 6<sup>th</sup> day of January, 1998, before me, a Notary Public in and for said County and State, personally appeared JAMES A. FANNING, known to me to be the person who is VICE PRESIDENT of the Corporation which executed the foregoing instrument, signed the same and acknowledged to me that he did sign said instrument in the name and upon behalf of said Corporation as such officer, respectively and by authority of a Resolution of its Board of Directors; and that the same is his free act and deed of said Corporation.

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

*Sharon Jett-Neary*  
Notary Public

SHARON JETT-NEARY, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 2, 2002

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EXHIBIT A

LOT 51 OF PLAT OF SUBDIVISION, AMBER GROVE UNIT ONE, RECORDED AS DOCUMENT NUMBER 9230320, BEING A SUBDIVISION OF PART OF THE WEST 1/2, SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

06-28-300-001

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