

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

PREPARED BY:  
TOM MOORE  
ABN AMRO MORTGAGE GROUP, INC.  
2600 W. BIG BEAVER ROAD  
TROY, MI 48084  
(248) 643-9600

✓ Return To:  
Old Republic Title  
320 Springside Dr., STE 320  
Akron, OH 44333  
20723741-R

**BALLOON LOAN MODIFICATION**

Grantor(s): STEVE MONTROSS

Address: 902 E. MADISON, WINTERSET, IA 50273

Grantee(s): ABN AMRO MORTGAGE GROUP, INC.

Address: 2600 W. BIG BEAVER ROAD, TROY, MI 48084

Legal description: THE EAST ½ OF LOT 8 OF HELEN MCCALL HUNTOON  
ADDITION, CITY OF WINTERSET, MADISON COUNTY, IOWA

REFERENCE: MORTGAGE DATED 01/04/2002; BOOK 2002 PAGE 58

WHEN RECORDED RETURN TO:  
Old Republic Title  
Attn: Post Closing-Recording  
320 Springside Dr.  
Suite 320  
Akron, OH 44333

ACCOUNT NUMBER: 0611277237

20723741

## 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 19<sup>th</sup> day of December, 2006, between STEVE MONTROSS, whose address is: 902 E. MADISON, WINTERSET, IOWA 50273 ("Borrower") and ABN AMRO Mortgage Group, Inc. ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated JANUARY 4, 2002, securing the original principal sum of U.S. \$107,200.00 and recorded in Book or Liber 2002, at page 58 of the Registry Records of MADISON County, State of IOWA, 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 902 E. MADISON, WINTERSET, IOWA 50273, the real property described being set forth as follows:

**THE EAST HALF (1/2) OF LOT EIGHT (8) OF HELEN McCALL HUNTOON ADDITION - PLAT NO. 3 TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

**PARCEL #821006000081000**

To evidence the election by the Borrower of the [Conditional Right to Refinance] [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 contrary contained in the Note or Security Instrument):

1. The Borrower is the owner and occupant of the Property.
2. As of JANUARY 1, 2007, the amount payable under the Note and Security Instrument (the " Unpaid Principal Balance") is U.S. \$ 97,752.62 .
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 6.625%, beginning JANUARY 1, 2007. The Borrower promises to make monthly payments principal and interest of U.S. \$ 667.69, beginning on the first day of FEBRUARY 1, 2007, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full.

If on **JANUARY 1, 2032** (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 ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road, Troy, MI 48084 or such other place as 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 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.]

WITNESSES:

Utonda Waltz  
Utonda Waltz

Steve Montross (Seal)  
STEVE MONTROSS -- Borrower

\_\_\_\_\_  
-- Borrower (Seal)

STATE OF IOWA }  
COUNTY OF Madison } SS

On this 19 day of December, 2006, before me, the subscriber, a Notary Public in and for said County, personally appeared **STEVE MONTROSS** to me known to be the same person(s) described in and who executed the within instrument, and they acknowledged the same to be their free act and deed.



Michelle F. Silliman  
Notary Public, Madison, County  
My Commission expires: 1-18-08

Draft By: Tom Moore  
ABN AMRO Mortgage Group, Inc.  
2600 W. Big Beaver Road  
Troy, MI 48084  
248-643-9000

~~When Recorded Return To:~~  
ABN AMRO Mortgage Group, Inc.  
Attn: **TOM MOORE**  
2600 W. Big Beaver Road  
Troy, MI 48084

Accepted by Lender:

Lender Name: ABN-AMRO MORTGAGE GROUP, INC.

A Delaware Corporation, Affiliate of Standard Federal Bank – LaSalle Bank –  
LaSalle Home Mortgage

By: Beverly J. Missig  
[Signature]

Beverly J. Missig  
[Signatory's typed name]

Signatory's Title: Assistant Vice President

Tax ID# 36-3744610

Witnessed By:

Tom Moore  
Tom Moore

Patrick Hayner  
Patrick Hayner

(corporate)

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me 19th day of  
December, 2006 by Beverly J. Missig – Assistant Vice President of ABN-AMRO  
Mortgage Group, Inc., a Delaware Corporation, on behalf of the corporation.

Racquel Jacobs

Racquel Jacobs, Notary Public  
State of Michigan, Oakland County  
My Commission Expires: July 27, 2007  
Acting in Oakland County

