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Cook County Recorder 25.50



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

Freddie Mac Loan Number: 686912608
Servicer Loan Number: 080972420

**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**

This Balloon Loan Modification ("Modification"), entered into effective as of the 1st day of November, 1998, between Agnieszka Warzecha and Marek Karpiuk, Wife and Husband ("Borrower"), whose mailing address is 4857 West Byron, Unit 303W, Chicago, Illinois 60641 and Sterling Bank & Trust, FSB ("Lender"), One Oakland Towne Square, 17th Floor, Southfield, MI 48076, amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated October 18, 1993, securing the original principal sum of U.S. \$55,800.00, and recorded in Document 93867855, of the Cook County 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 4857 West Byron, Unit 303W, Chicago, Illinois 60641, the real property described being set forth as follows:

UNIT 303-'W' AS DELINEATED ON PLAT OF SURVEY OF LOTS 404 TO 409 IN GRAYLAND PARK ADDITION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY PIONEER TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 15996 AND RECORDED APRIL 28, 1970 IN OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21145243 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

TAX ID# 13-21-221-039-1018

MULTISTATE BALLOON LOAN MODIFICATION-Single Family-Freddie Mac UNIFORM INSTRUMENT FORM 3293 (12/95)

548
PL 30
11/25

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 the contrary contained in the Note or Security Instrument):

1. The Borrower is the owner and occupant of the Property.

2. As of November 1, 1998, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$52,476.04.

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 7.25%, beginning November 1, 1998. The Borrower promises to make monthly payments of principal and interest of U.S. \$379.30, beginning on the 1st day of December, 1998, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on November 1, 2023 (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 Sterling Bank & Trust, FSB 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.

Katarzyna Bacławek
Witness KATARZYNA BACLAWEK

Barbara Majka
Witness BARBARA MAJKA

Agnieszka Warzecha 10/10/98
Borrower Agnieszka Warzecha Date

Marek Kapiuk 10/10/98
Borrower Marek Kapiuk Date

Sheri Demel

Witness SHERI DEMEL

Joya Pastori

Joya Pastori
Assistant Vice President

Eileen Johnson

Witness EILEEN JOHNSON

10-14-98

Date signed by Lender

STATE OF ILLINOIS

COUNTY OF COOK

On this 10th day of OCTOBER, 1998, before me personally came known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same.

My commission expires: June 20, 2000



Lawrence J. Connor
Notary Public Signature

STATE OF MICHIGAN

COUNTY OF OAKLAND

On this 14th day of October, 1998, personally came before me Notary Public for said County and State, Joya Pastori, says that she is Assistant Vice President of Sterling Bank & Trust, FSB, and that this instrument was acknowledged that said writing to be the act and deed of said corporation.

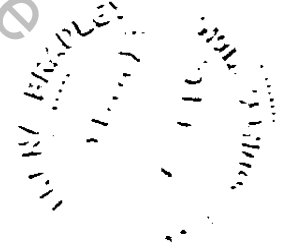
My commission expires:

Trena M. Bradley
Notary Public Signature

Drafted by: Monika Meyer

Sterling Bank & Trust, FSB
1 Towne Square 17th Floor
Southfield, MI 48076
ATTN: Sheri Demel

TRENA M. BRADLEY
Notary Public, Macomb County, Mich.
Acting in Oakland County
My Commission Expires: 3-31-2000



RECORDING REQUESTED BY &
WHEN RECORDED MAIL TO:
LandAmerica OneStop
P.O. Box 35633
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CRS—Justin Crow:(804) 267-8074