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COOK COUNTY RECORDER

BALLOON LOAN MODIFICATION

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

(1) This Balloon Loan Modification ("Modification"), entered into effective as of the 1st day of FEBRUARY, 1997 between HABIB ABBAS, ("Borrower") and Flagstar Bank, FSB, Formerly Known as First Security Savings Bank ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated JANUARY 21, 1992, securing the original principal sum of U.S. \$158,000.00, and recorded in Liber/Book/Document 22,052,853, of COOK COUNTY Records of the STATE OF 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 471 DERBY CT SCHAUMBURG, IL 60193, the real property being described being set forth as follows:

LOT 92 IN KINGSFORT TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. Commonly known as: 471 Derby Ct. Schaumburg IL 60193 / Permanent Tax Number: 07-27-114-008 Volume: 187

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 (not with standing anything to contrary contained in the Note or Security Instrument):

- 1. The Borrower is the owner and occupant of the Property.
2. As of FEBRUARY 1, 1997, the amount payable under the Note and Security Instrument (the Unpaid Principal Balance) is U.S. \$141,999.58.
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 8.375%, beginning FEBRUARY 1, 1997. The Borrower promises to make monthly payments principal and interest of U.S. \$1,179.29, beginning on the 1st day of MARCH 1, 1997, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on FEBRUARY 1, 2022 (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 Flagstar Bank 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 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 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.)

97110375

Habib Abbas (Signature)

(Seal) Borrower

(Seal) Borrower

WITNESS Andrea Savage & Samina Jivani (Signatures)

The foregoing instrument was acknowledged before me this 24th day of Jan 1997

Notary Public Denis M. Rain (Signature) My Commission Expires 12/5/97

DRAFTED BY: DEBRA M. STRONG / AFTER RECORDING RETURN TO: DEBRA STRONG, FLAGSTAR BANK, 30400 TELEGRAPH SUITE 200 BINGHAM FARMS MI 48025

TTIC 272690A

Handwritten notes: \$23.50, \$20.00 P, \$43.50

MAIL TO (Stamp)

OFFICIAL SEAL Denis M. Rain Notary Public State of Illinois Commission Expires 12-5-97

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