



DEC 10 2002

PIERCE & ASSOC.

December 6, 2002

Mr. Denis B. Pierce
Pierce & Associates
18 South Michigan
Chicago, Illinois 60603

Dear Denis:

During the 25 plus years we have worked together, the foreclosure aspect of mortgage banking has changed dramatically. There is always a new challenge facing us as we strive to comply with varied investor, agency, state and local requirements. Through the years, Pierce & Associates has provided exceptional service to us; frequently advising us of changes before we receive the official notification from the investor or agency.

You, Sylvia and Kathy have built a knowledgeable, professional staff that is able to handle all of our needs from bankruptcy to foreclosure, through acquisition of title and sale of the REO property. I have wholeheartedly recommended your firm to anyone seeking legal counsel in Illinois.

It has been a pleasure working with you and your staff for all of these years and I look forward to a continuing relationship in the future.

Very truly yours,

Jancan M. Berggren
Loan Administration Officer

