

TRUST DEED—STATUTORY, UNDER LAW OF ILLINOIS WITH CLAUSE FOR RECEIVER AND INSURANCE.—ILLINOIS

NO. 206

Geo E Cole & Co CHICAGO LEGAL BLANKS

59-68-KP7

21 251 942

62-4

This Indenture Witnesseth, That the grantor MIRON FAIT USENI, a
bachelor,

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of Thirteen Thousand and 00/100 (\$13,000.00) Dollars
in hand paid, CONVEYS and WARRANTS to PAUL E. BLACKWELL, TRUSTEE,

of the City of Chicago County of Cook and State of Illinois the following described real estate, to-wit: Lot
Eleven (11) and the North five (5) feet of Lot Twelve (12) in Block twenty-three
(23) in Garfield, a Subdivision of the South East quarter (SE1/4) of Section
Thirt-four (34), Township Forty (40) North, Range Thirteen (13), East of the
Third Principal Meridian,

500

situated in the City of Chicago County of Cook and State of Illinois
hereby releasing and waiving all rights under and by virtue of the some read Exemption Laws of the State of Illinois
and all right to retain possession of said premises after any default in payment or a breach of any of the covenants or agreements herein
contained; in trust nevertheless, for the following purposes:

Whereas, The said MIRON FAIT USENI, a bachelor Grantor
herein is justly indebted upon one (1) Promissory Note bearing even date herewith, payable to the order of BEARER,
by him duly signed and delivered, for the principal sum of Thirteen Thousand (\$13,000.00)
Dollars payable as follows: One Hundred Seventy (\$170.00) Dollars on October 1st, 1970,
and One Hundred Seventy (\$170.00) Dollars or more on the First (1st) day of each and
every month thereafter until the whole of said principal sum has been paid in full. Said
monthly installments are to be paid at the office of PAUL E. BLACKWELL or such other
place in the City of Chicago as the legal holder hereof may designate, and are to include
interest at the rate of seven and one-half per cent (7 1/2%) per annum payable monthly on
the remaining sum from time to time unpaid.

MORTGAGOR also agrees to deposit one-twelfth (1/12th) of general taxes with each
monthly installment.

Now, If default be made in the payment of the said one (1) Promissory Note or of any part thereof, or the interest thereon,
or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of waste, or non-payment of taxes or
assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then in such case the holder of said principal
sum and interest secured by the said one (1) Promissory Note shall thereupon, at the option of the legal holder or
holders thereof, become immediately due and payable; and on the application of the legal holder of said Promissory Note, or either of them,
it shall be lawful for the said grantor, or his successor in trust, to enter into and upon and take possession of the premises hereby granted, or
any part thereof, and to collect and receive all rents, issues and profits thereof; and, in his own name or otherwise, to file a bill or bill in any
court having jurisdiction thereof against the said party of the first part, his heirs, executors, administrators and assigns, to obtain a
decree for the sale and conveyance of the whole or any part of said premises for the purposes herein specified, by said party of the first
part, as such trustee or as special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the
costs of such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part
or person who may be appointed to execute this trust, and PERSONAL TO attorney's and solicitor's fees
and also all other expenses of this trust, including all moneys advanced for insurance, taxes and other liens or assessments, with interest
thereon at seven per cent per annum, then to pay the principal of said note, whether due and payable by the terms thereof or the option of
the legal holder thereof, and all interest due thereon, rendering the receipts, if any, unto the said party of the first part, his legal
representatives or assigns, on reasonable request, and it shall not be the duty of the purchaser to see to the application of the purchase money.

And It is further provided and agreed, that upon the filing of any bill of complaint in any court having jurisdiction thereof, to foreclose
this Trust Deed, such court may at once upon application therefor, appoint
any suitable person, receiver, with power to receive and collect the rents, issues and profits arising out of the said premises, and apply the same
toward the payment of the expenses and costs in such proceeding, and any remainder upon said indebtedness; and that said receiver shall
have the full power of receiver, and such other power in the premises as to said Court shall seem proper.

And Said first party hereby agrees, that he will, in due season, pay all taxes and assessments on said premises, and will keep all
buildings that may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies and
for an amount (not exceeding the amount of said indebtedness), as said second party, or the holder of said note, may from time to time
direct, and will properly assign such policy or policies of insurance to said party of the second part as further security for the indebtedness
aforesaid. And in case of the refusal or neglect of said party of the first part thus to insure, or to assign the policies of insurance, or to pay
taxes as aforesaid, said party of the second part or his successor in trust, or the holder of said note, may procure such insurance, or pay
such taxes; and all moneys thus paid, with interest thereon at seven per cent per annum, shall be and become so much additional indebtedness,
secured to be paid by this Trust Deed.

When The said note and all expenses accruing under this Trust Deed shall be fully paid, the said grantor or his successor or legal
representatives shall reconvey all of said premises remaining unsold to the said grantor or his heirs or assigns, upon receiving
his reasonable charges therefor. In case of the death, resignation, removal from said Cook County, or other inability
to act of said grantor Paul E. Blackwell then Chicago Trust & Savings Bank
of said Cook County is hereby appointed and made successor in trust herein, with like power and authority, as is hereby
vested in said grantor. It is agreed that said grantor shall pay all costs and attorney's fees incurred or paid by said grantor or the holder
or holders of said note in any suit in which either of them may be plaintiff or defendant, by reason of being a party to this Trust Deed, or a
holder of said note, and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises
and taken out of the proceeds of any sale thereof.

Witness, The hand and seal of the said grantor this 29th day of August A. D. 1970.

Miron Fait Useni (SEAL)
(SEAL)

21 251 942

State of Illinois }
County of Cook } ss.

Eleanore Seefurth

A Notary Public in and for said County, in the

State aforesaid, Do Hereby Certify, That MIRON FAIT USSENI, a
bachelor, who is

personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed, sealed and delivered the said Instrument
as his free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this

2nd day of August A. D. 1920.

Eleanore Seefurth

Notary Public.



COOK COUNTY ILLINOIS
OFFICE FOR RECORDS

Aug 21 1920

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TRUST DEED

STATUTORY FORM
With Clause for Receiver and Insurance

MIRON FAIT USSENI, a bachelor.

TO

PAUL F. BLACKWELL, TRUSTEE.

Property: 1733 N. Karlov Ave.,
Chicago, Illinois.

But 537

Mail to: Paul F. Blackwell,
6278 W. North Ave.,
Chicago, Illinois. 60639.

GEORGE COLE & COMPANY