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This Indenture, Made this 1st day of March .A.D. 1976
by and between I. M. JOHNSON & COMPANY, INC., an Illinois corporation,

BARBARIN KA KARBARA

(hereinafter sometimes called "Mortgager"), party of the first part, and THE FIRST NATIONAL BANK OF CHICAGO, a national beaking association, organized and existing under and by virtue of the laws of The United States of America and doing business and having its principal office in the City of Chicago, County of Cook and States of Illinois, as Trustee (hereinafter countries called "Trustee"), party of the second nart, WITNESSETH:

WHEREAS, Mortgager has concurrently herewith executed a certain Film particular Market Note in the Principal Sum of Twenty Thousand and no/100 Dollars (\$20,000,00), bearing even date herewith, made payable to Thousand delivered. (the identity attained in additional members of the manual film and which Note bears interest from the date thereof until multiply at the result of the date. There of the date thereof until multiply at the result of the date thereof the date of the desired of the date of the date

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MENDING NOTICE TO PROPERTY THE MICE PRINCIPAL SHARL AND INTERPRET IN THE FORESTING MARKET TO WIT.

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Interest payable monthly, and principal and all accrued but unpaid interest due and payable on demand

said principal introducests bearing interest for questify at the reaching the participal restaurant, and all of said principal and interest being popular in levelal memory. The United States of America, of each banking bover in Chicago, Hillands, or the legal holder (s) of each graining state unity is writing appoint, as, we do not appoint unit at the office of The First National Bank of Chicago, in the City of Chicago and

NOW, THEREFORE, Mortunger for the property of securing the payment of the said note and said interest in accordance with the terms provident and indications of this trust deed, and of a in o indication of the sum of Our Duller in hand paid, the mosint whereof is hereby acknowledged, those by these presents grant, remise, release, ellers and convey unto the Trustee, its successors and assigns, the following described Real Estate, stream, lying and being in the

County of Cook

a of Fam of Ellipsis, to wit:

SOUTH 2 FEET OF LOT 1 AND ALL OF LOT 2 IN BLOCK 2 IN JAMES U BORDENS SUBDIVISION OF THE EAST 1/2 OF THE FULTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 MORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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TOGETHER with all and singular the temements, incodimenents, privileges and appartenences thereast, 'slooping or in anywise appertuising, all buildings and imprevenments new housted or hemafter to be consisted on the presence above-described, the same, areas and profits are borely empowedly assigned. It being unchroned that the plodge of the rests, income and profits existed in and by this Trust Dued is not a monotory pindge but is a primary pindge on a parity with the mortgaged property as socially if the payment of the individuous secured involving, and all apparatus and instance of every kind and actuar whetherware, including, but without with a payment of the foregaing, all dividuous, about and overlang, accessing, gas and electric features, radiatives, including, but without with a payment of the foregaing, all dividuous, and all of the apparatus and equipment in or that may be placed in any building moor or hemafers to "and on additional and retrieved and appropriated to the use of the real exist and appropriated to the use of the real exist and appropriated to the use of the real exist a, in d whether and more one, that if for the purposes of the Trust Dued by developing to a desired exist and conveyed hereby) and all of the purposes of the Trust Dued by developing to the real exists and appropriated to the use of the real exist and one provided to the use of the real exist and conveyed hereby) and the addition of the purposes of their Trust Dued by developing to the real exists and conveyed hereby) and the addition of the purposes of their Trust Dued by developing the states and appropriated to the use of the real exist and conveyed hereby).

TO HAVE AND TO HOLD the above described Mortgaged Property with said appartenances and fixtures unto Trustee, its successors and sasigns forever, for the purposes, uses and trusts herein set forth, and for the security of the said Principal Promissory Installment Note herein-before disserbed and the interest thereon, hereby releaseng and warving all typics under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of the Nortgaged Property after any default in the payment of said indebtedness or after any besselt of any of the terms and conditions herein continued. Mortgaged Property after any default in the payment of redespoint from sale under any order or discress inf foreclosure of the treat deed on behalf of Mortgager and each and every person acquaring any interest in or to the pre-sides after the results of the payment of each indebtedness or after any hunch of any of the revocation or agreements herein contained.

make all accommeny regularonments; to pay any locus of monthshies or monorishmen; to preview the dising of anything upon the Mortgaged Property that might impair the value thereof or the occurrity converyed heaving; to pay proved the dising of any hand and auture whatsoever, as well as an interest or any greatly imposed on endined, all water resources to general and appeared on any hand and auture whatsoever, as well as an ill other impositions and governmental charges of any and every band, ordinary, which may be levied, assumed, charged or imposed upon the Mortgaged Property or any part thereof, or or sport the endohnolous secured hereby or any part thereof, or to deliver to Trustee widths thirty (30) deeps after such ticzen, assessments or impositions would be, if suppaid, increased by any interest, penaltics or costs, official mentions thereof from the public officials indevident on give the same, absorance the payment of all such tames, assessments or other lengualisms; then Trustee or the bodders of used principal note asy, at its or these option, pay or settle any and all suits or chains for limit of mentions are meternalmen or only other classes the may not make against the flority payment, of all such tames, assessments or other limits of mechanics or meternalmen or only other classes and any other assessments, and Mortgaged Property, or make repairs to, or replacements in, and Mortgaged Property, or pay each tame, assessments or other impositions, and the fortune of the property and the set of the set of the payment of the property of the set of mention of the set of the set of the foreigned Property adoresand there are not to set of the payment of

*above the corporate base rate of Trustee charged to its best customers on 90-day unsecured commercial borrowings from time to time, such rate changing when and as the corporate base rate changes (all references to the rate of interest as aforesaid being to this rate of three (3%) per cent above the

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as the create that expenditures in any control that they have been a last of the control of the

work, owen receivership shall continue after during and hereby expressly was lessed to the rad of the rederaption period regarding of whether or not the safe, and satil the moster's dead shall have been executed and recorded, or a powers and duties of receivers in like or similar canna, and all the power period of the rederapt of the power satisfar cannot desire to the power and string of the intens following: (3) amount due upon the index ty said foreclosing this Trust Dwed; (3) immerance of the improvements upon I fiom or charge upon the Mortgaged Property that may be or become supply. Martingages consents to the appointment of an affined or employee of, or the conserve.

asty policy or pal proceeding ed, their costs

mann. Mexipague consents to the appointment of an effect or employer of, or easy other person designated by Trustee, which is accordenced to an each encourse.

In case of foreclasses of this Trust Deed by Trustee, or by the hulder or holders of said principal note, in any court of law or equila reasonable sum shall be allowed for the services of Trustee herein and for the strarneys and stranggraphers' fees of the plaintiff therein, I also for all certaps for decumentary evidence and the cent of a complete abstract of title to the holders of said granarity policy. Turness certificate, and for an emmanation or openion of title for the parameter of the to the holder of noise for any other suit or legal proceed wherein Trustee or the holder or holders of said principal mote, and suppressed on each favorable and early thereto by reason of this Trust Deed, their or and expenses and the reasonable fore and charges of the attentions and of the holder of said principal note, so made part arrives in such said to principal note, an account of the attentions, is such said to a burther time and charges shall be an much additional indebtedons secured hereby and be allowed any discret foreclassing that Yeast Deed.

There shall be included to any decrep foreclassing this Trust Deed and to much additional indebtedons secured hereby and be allowed the count of said such most of such said to any decrep foreclassing, sub-and country spices. Turnes of such most of such said to any decrep foreclassing, sub-and on wayance, including attentions, and from any decrep foreclassing, sub-and country spices for the rest of such said an any decrep foreclassing, sub-and any spice of such such as any sub-angular decrept of such such as any decrep foreclassing, sub-and sub-angular decrept decrept foreclassing, and any sub-angular decrept decrept foreclassing and sub-angular decrept decrept foreclassing of such and any sub-angular decrept decrept foreclassing of such angular decrept decrept decrept decrept decrept decrept decrept decrept decrept decrue foreclosing this Trust Deed and he paid out of the rente or proceeds of any sale made in parameter of are seits, indvertising, sole and conveyance, incheding attention, cummander of any sale made in parameter and the feet of a seits, indvertising, sole and conveyance, incheding attentions, can demandation or opinion of title; (2) all any one or more of the holders of mod principal news, for any purpose authorized in this Trust Deed, with any one or more of more or all all accrued interest remaining unpaid on the indebtedous hereby at measuring unpaid. The overplan of the presents of ones, if any, shall then be paid to Mortgager or y, on the court may desert, is shall not be obligatory upon the poschaers at such ask to see oury. These constitutes and the action of the resurt by virtue bereaf, and the various rights, powers, options, a contained in this Trust Deed shall be construed as sumshirter and some of them as enclusive of the extern by low. onch (for da de distribution)

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centum per annum, and all of the sums which may be due hereunder or secured hereby, including reasonable attorneys' fees, and in case Mortgagor shall fail to pay same forthwith, upon demand, Trustee, in its own name, as Trustee of an express trust, shall be entitled to institute proceedings at law in any court of competent jurisdiction to recover judgment for the whole amount so due and unpaid, together with costs and reasonable attorneys' fees. Trustee may institute or file claims in bankruptcy proceedings to recover the amounts due, may file claims in bankruptcy proceedings to recover the amounts due, may file claims in bankruptcy proceedings to recover the amounts due, may file claims in bankruptcy strust, to enforce the collection thereof without possession of said principal installment note. No such action shall affect or impair the lien of this Trust Deed or say rights, powers or remedies of Trustee or the sloder or holders of the note. Any moneys collected by Trustee under any such proceeding shall be applied in the manner provided herein for the distribution of the proceeds of foreclosure sale. In case of foreclosure of this Trust Deed by Trustee for the benefit of the holder or holders of the principal note secured hereby, deficiency decree may be entered in favor of Trustee for the use and benefit of the holder or holders of the said note, against the Mortgaged Property, the rents, issues and profits thereof, and all persons liable on said note.

In the event of any default hereunder, Mortgagor will, whether before or after the whole principal sum secured hereby is declared to be immediately due as aforesaid, or whether before or after the institution of legal proceedings to foreclose the lien hereof, or before or after sale thereunder, forthwith, upon the demand of Trustee, surrender to it, and Trustee shall be entitled to take actual possession of the Mortgaged Property, or any part thereof, personally, or by its agents or attorneys, as for condition broken, and in its discretion may, with or without process of law, and without any action upon the part of the holder or holders of the principal note, enter upon, take and meintain possession of all or any part of said Mortgaged Property, together with all documents, books, records, papers and accounts of Mortgager or these owner of the Mortgaged Property velating thereto, and may exclude Mortgager, his, its or their agents or servants, wholly therefrom, and may as attorney in fact or agent of Mortgager, or is its own amme as Trustee, and under the powers bering granted, hold, operate, manage and control the Mortgaged Property or is its own amme as Trustee, and under the powers bering granted, hold, operate, manage and control the Mortgaged Property, from time to time, make all necessary or proper repairs, renewals, replacements, alterations, additions, betterments and improvements to the Mortgaged Property as to it may seem judicious, and may insure and re-insure the same, and may lease asid Mortgaged Property is such parcels and for such times, and one terms, as to it may seem fit (including leases for terms expiring beyond the maturity of the principal note), and may cancel any leases or sub-leases for any cause or on any ground which would entitle Mortgaged Property, and sale all expiring the power of any leases or as terminating any such lease all and the same, and of all maintenance, repairs, renewals, rents, issues, profits and income, and after deducting the expense of operating the same, and of

(e) In this the principal of the note shall not have become due by its terms or by declaration, then to the payment of interest and a citizal on the principal note outstanding and interest thereon as hereinabove provided, or to the remedying of any other default citizer this Trust Direct.

(b) It case the principal of the note shall have become due by declaration or otherwise, first to the payment of interest on sale principal job; in accordance with the provisions hereof, and to the payment of the principal of the note secured hereby remain ing unput die v.b. interest on principal and overdue interest at the rate of 7% per annum from the date of maturity thereof, an

(c) In case / e p neipal of the note or any instalments thereof shall not have become due and there exists no default in the payment of interest of the principal note, then to the remedying of any other default then existing.

Trustes shall have the light, although it shall not be required to do so, to remain in possession of the Mortgaged Property and to collect the renta, issues and pinks interfrom, until the issuance of a master's deed to the Mortgaged Property, subsequent to the expiration of the statutory period of redemption from any sale of the Mortgaged Property, pursuant to any decree of foreclosure in any proceeding to foreclose the lien created by this Trust Deed, n'ew hatsonding the sale of the Mortgaged Property, pursuant to any such decree, unless the amount paid at such sale, together with any other tune a sileble for the payment of the indebtedness, shall be sufficient to pay in full the amount due under the terms of said decree, and under the terms of this Trust Deed. The net renta, issues and profits accruing from the Mortgaged Property after the sale, remaining after the payment of all charges and expenses paid or incurred by Trustee, shall be applied by it from time to time in partial satisfaction of any deficacy reported to the cour alter such sale. The power of entry and the powers incidental thereto as herein provided may be exercised as often as occasion therefor shall rise, not their exercise shall not suspend or modify any other right or remedy hereunder. Trustee shall incur so liability whatsoever for any action take or failure to act hereunder, based upon the opinion of counsel selected by it with reasonable case, nor in any action take, or failure to act hereunder, decret only for Trustee's one willful default.

Each lessee in any lease hereafter executed or all or part of the premises shall, unless the Trustee shall otherwise consent in Trustee may give or withhold; it is all solute discretion, without liability to anyone) by the acceptance of such lease, he deemed to have assented and agreed that neither the entry of the Trustee into possession of the Mortgaged Property nor the appointment of any trustee in bankruptcy nor the appointment of any received in the same unless and until any such trustee in passes ion, trustee in bankruptcy or receiver shall elect, as he or it shall have a right to do, to terminate such lesse, and upon any such trustees in passes ion, trustee in bankruptcy or receiver, the same shall be at an end and the lessee shall be bound to surrestum? no essession of the Mortgaged Property; provided that any such election to terminate any such lesses shall be made within and not after ois (6) me after for a the date upon which possession of the Mortgaged Property in taken by said trustee in possession, trustee in bankruptcy or receiver, the same any such lesse shall be bound to surrestee in bankruptcy or receiver.

In case of default on its part, Mortgagor shall not and of I not apply for or avail itself of any appraisement, valuation, stay, extension, or exemption laws, or any so-called "Moratorium Laws", now ex sing or "erafter snacted in order to prevent or hinder the enforcement or fore-closure of this Trust Deed, or the absolute sale of the Mortgaged Property free nany right of redemption and the final and absolute putting into possession of the purchaser or purchasers of each fortgaged Property ir medic sty after the sale thereof, but hereby waives the benefit of such laws. Mortgagor for itself and all who may claim through or under it, waives it ye and inglet to have the property and estates comprising the Mortgaged Property mershalled upon any ferectionure of the lies hower; and agrees the mortgaged Property yeld so an entirety.

A reconveyance of the Mortgaged Property shall be made by Trueb. * * * * Lorgagor, or to the successors, or amigns of said party, on full payment of the indebtedness aforessed, the performance of the terms and conditions herein, and the payment of the reasonable fees of Trustee. Trustee may execute and deliver a release hereof to and at the request of any ver as who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, and who shall represent that all indebtedness k ref y a cured has been paid, which representation Trustee may accept as true without further inquiry.

Is is expressly agreed that neither Trustee, nor any of its agents or attorneys, nor one holder or holders of the note hereby secured, shall incur any personal liability on account of anything that it, he or they may do or ounit to one under the provisions of this Trust Deed, except in case of its, his or their own will default.

The terms and conditions in this Trust Deed contained, shall extend to and be kinding upor Mortgagor and any and all persons claiming by, through or under Mortgagor, the same so if they were in every case named and expressed, and shall inser to the benefit of Trustee, its successors and sasience, and of the bolders of the principal note.

Except as herein expressly provided to the contrary, no remedy or right herein conferred up at or related to the Trustee, or to the holder(s) of the principal note hereby secured, is intended to be to the exclusion of any other remedy or right; but each and every such remedy or right shall be cumulative and shall be in addition to every other remedy or right and hereunder and now a "en; litter existing at law or is equity. No delay or comission to exercise any remedy or right accrusing on any default shall impair any such effect if, it right, or shall be construed to be a valver of any such default, or acquisexence therein, nor shall it affect any subsequent default of the same "a "a" en at acture. Every such remedy or right may be exercised from time to time and as often as may be dressed expedient by the Trustee or oy v'a holder(s) of the principal note herefore necessarily.

The invalidity of any one or more covenants, phrases, cisuses, metraces or paragraphs of this Trust Or of shall not affect the remaining portions of this Trust Deed, or any part thereof, and in case of any such invalidity, this Trust Deed shall be cost or any part thereof, and in case of any such invalidity, this Trust Deed shall be cost or as a such invalid covenants, before or the coverants had not only the coverant.

Trustee herein may at any time rough or discharge hard of and from the trust hereby created by a rough close in writing filed in the

In case of the resignation, inability or refusal to act of The First National Bank of Chicago, as Trustee, at any time where its cities here-

under may be required by any person entitled thereto,

of said Cook County, shall to and in hereby appointed and made successor in trust to The First Notional Book of Chicage, as an in the said premises shall thereupon become vested in such successor in the first beautiful properties advantaged in such successor in the said premises and purposes affected in such successor in the said premises and purposes affected in such successor in the said premises and purposes affected in such successor in the said premises and purposes affected in such successor in the said premises and purposes affected in such successor in the said premises and purposes affected in the said premises and purposes affected in the said premises and purposes affected in the said premises and purpose affected in the said premises affect

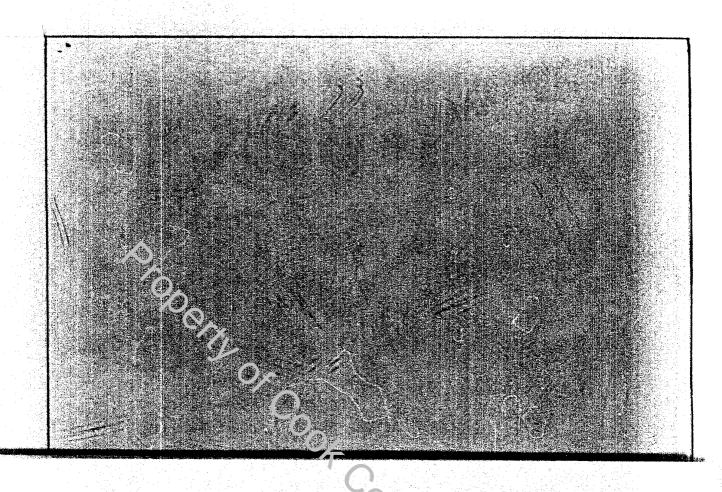
THIS TRUST DEED is emerted by I. M. JOHNSON & COMPANY, INC. which corporation

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10 pressure full power and authority to execute this instrument, and the many and another hand and an exhibit and and a second s

Management of the first hands and the second of the first hands and the second of the

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IN WITHESE WHEREOF, ... I. M. JOHNSON & COMPANY INC.

COMPANY.

executed this Trust Deed

TO THE ENGINEERS THE RESERVE OF THE STATE OF

STATE OF HALMOND

to afaired. DO HERKBY CERTIFY that

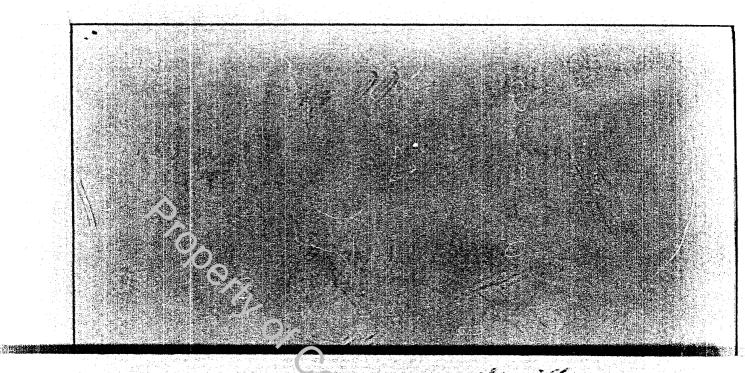
President and Gove R Jakin . Secretary, of the aforesaid 1. M. Johnson & Company, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and severally acknowledged that they signed and delivered said instrument as their free and voluntary acts as such officers, and as the free and voluntary act of the aforesaid company, for the uses and purposes therein set forth.

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Trust Beed FOR BUSTALMENT NOTE The Principal Instalment Note men-med in the within Trust Deed has sea identified herewith.

The First National Bank of Chicago, Trustee.

Bush Bush Officer

TO

The First National Bank of Chicago

ADDRESS OF PROPERTY

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METROPOLITAN GOSTRUCTON
DIVISION
THE FIRST NATIONAL TANK OF
CHINOO
LEVE ANTONNAL ALAZA