

This Indenture Witnesseth, That the grantor PAUL MAKULICH 25850684

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of Twenty Four Thousand and 00/100 Dollars
in hand paid, CONVEY and WARRANT to CAPITOL BANK OF CHICAGO
4801 W. Fullerton Ave., Chicago of the City of Chicago County
of Cook and State of Illinois the following described real estate, to-wit:

Lots 218 and 399 in Frank DeLugach's Kedzie Beverly Hills Subdivision, being
a Subdivision of that Part of the West 1/2 of the Northwest 1/4 of Section 13,
Township 37 North, Range 13, East of the Third Principal Meridian, lying
West of the Right-Of-Way of the Grand Trunk Railway, in Cook County, Illinois.

Commonly known as 10326-28 South Albany
Chicago, Illinois 60655

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 Homestead Laws of the State of Illinois

and all right to retain possession of said premises after any default in payment or breach of any of the covenants or agreements herein contained;
in trust nevertheless, for the following purposes:

Whereas, The said Paul Makulich Grantor
has is partly indebted upon his Promissory Note, bearing even date herewith, payable to the order of
CAPITOL BANK OF CHICAGO, 4801 W. Fullerton Ave., Chicago, Illinois, the
principal amount of \$24,000.00 plus accrued interest from 4-26-81.

Not, if default be made in the payment of the said HIS 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 cases the whole of said principal
sum and interest, secured by the said HIS Promissory Note, shall thereupon, at the option of the legal holder or holder
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 bills 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 second 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
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 REASONABLE Dollars 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 surplus, 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 CAPITOL BANK OF CHICAGO or 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 proceedings, and any remainder upon said indebtedness, and that said Receiver shall have
the full power of receivers, 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 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 re-convey 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 or CAPITOL BANK OF CHICAGO County, or other inability
to act of said grantor then CAPITOL BANK OF CHICAGO

of said CAPITOL BANK OF CHICAGO 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 24th day of April A.D. 1981
Paul Makulich (SEAL)

X CAPITOL BANK OF CHICAGO (SEAL)

25850684

1981 APR 27 AM 11 58

State of Illinois }
County of Cook } ss. Sheldon Bernstein, A Notary

_____ in and for said County, in the
State aforesaid, Do Hereby Certify, That Paul Wakulich

_____ 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 _____ Notary seal, this
_____ 24th day of _____ April _____ 81

Sheldon Bernstein
NOTARY PUBLIC
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 13 1982
ISSUED THROUGH ILLINOIS NOTARY ASSOC.

TRUST DEED
STATUTORY FORM
With Clause for Receiver and Insurance

PAUL WAKULICH
10326-28 South Albany
Chicago, Illinois

TO

CAPITOL BANK OF CHICAGO
4801 W. Fullerton Ave.
Chicago, Illinois 60639

Prepared by: *Marge Campanella*

MAIL TO:

CAPITOL BANK OF CHICAGO
4801 W. Fullerton Ave.
Chicago, Illinois 60639