

TRUST DEED

NO. 101NW

26470812

This Indenture, WITNESSETH, That the Grantor

MILTON TALLY, a widower

of the City of Chicago, County of Cook, and State of Illinois
for and in consideration of the sum of Eleven thousand nine hundred forty-three & 60/100 Dollars
in hand paid CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee
of the City of Chicago, County of Cook, and State of Illinois
and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements
herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing
apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the City of Chicago, County of Cook, and State of Illinois, to-wit:
Lot 15 in the E. Ingall's Subdivision of that part of Blocks 5
and 6 in the Circuit Court Partition, a Subdivision of the West
Half of the South West Quarter of Section 14, Township 39 North,
Range 13, East of the Third Principal Meridian, lying South of the
right of way of the Wisconsin Central Railroad, in Cook County,
Illinois, commonly known as 3922 West Fillmore Street, Chicago, Illinois.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.
In Trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

Whereas, The Grantor MILTON TALLY, a widower

justly indebted upon his one principal promissory note bearing even date herewith, payable
ALARD HOME IMPROVEMENT CO. for the sum of Eleven thousand nine hundred
forty-three & 60/100 dollars (\$11,943.60)

payable in 59 successive monthly instalments each of \$199.06 and a final
instalment which shall be equal to or less than the monthly instalments due
on the note commencing on the 17th day of Feb. 1933 and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

The Grantor covenant and agree as follows: (1) To pay said indebtedness and the interest thereon, as herein and hereinafter provided, on
demand or at any time extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises,
and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises
that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or hereafter
built on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder
of the first mortgage indicated hereon, with loss clause attached payable first, to the first Trustee or Mortgagee,
which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances,
and the interest thereon, at any time or times when the same shall become due and payable.

In the event of failure to insure, or pay such taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantor or his heirs
of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, or pay
all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor agrees to repay immediately without demand, and
the same with interest thereon from the date of payment at seven per cent. per annum, shall be in such additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest,
shall, at the option of the holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at
seven per cent. per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured
by express terms.

It is agreed by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof,
including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole
title of said premises embracing foreclosure decree shall be paid by the grantor; and the like expenses and disbursements, occasioned by any suit or proceeding
wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor. All such expenses
and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure
proceedings; which proceedings, whether decree of sale shall have been entered or not, shall not be discontinued, nor a release hereof given, until all such expenses
and disbursements, and the costs of said proceedings, including solicitor's fees have been paid. The grantor, for said grantor, and for the heirs, executors, administrators
and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that,
upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, order to any party
claiming under said grantor, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the said
premises.

In the event of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then
THOMAS E. LARSEN, of said County is hereby appointed to be first successor in this trust; and if for
any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second
successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to
the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 4th day of January A. D. 1933

Milton Tally (SEAL)

(SEAL)

(SEAL)

(SEAL)

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OFFICE

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