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THIS INSTRUMENT IS A TRUST DEED

of The South Shore Bank
7034 So. Jeffrey Boulevard
Chicago, Illinois 60629

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made September 19, 1966 between American National Bank & Trust Co., not personally but as Trustee U.T.A. dated September 17, 1966 and known as Trust # 10006500 a corporation organized under the laws of Illinois, herein referred to as "Mortgagor," and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of \$300,000.00

Three Hundred Eight Thousand and 00/100 13⁰⁰/₁₀₀ Dollars.

evidenced by one certain Instalment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER

and delivered, in and by which said Note the Mortgagor promises to pay the said principal sum and interest (from the balance of principal remaining from time to time unpaid at the rate of Note per cent per annum) on

instalments (including principal and interest) as follows: In accordance with the rates of interest and other terms and conditions as set forth in the Note secured hereby.

Dollars or more on the day of each month thereafter until said note is fully paid except that the final payment of

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principal and interest, if not so far paid, shall be due on the day of November, 1968. All such payments on account

of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of note per cent

per annum, and all of said principal and interest being made payable at such banking house or trust company in

Chicago Illinois, as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of The South Shore Bank at Chicago in said City.

NOW, THEREFORE, the Mortgagor to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the County of Cook AND STATE OF ILLINOIS.

Lots 29 and 30 in 1st addition to Lynn Lawn Highlands, a subdivision of North 1/4 of West 1/4 of South East 1/4 Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

- ✓ Permanent Real Estate Index # 20-24-417-2000
- ✓ Commonly known as 647 N. Marshall Avenue, Chicago, Illinois

which, with the property hereinafter described, is referred to herein as the "premises." TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto, which are pledged, granted and on a parity with said real estate and not secondary), and all apparatus, equipment or articles now or hereafter thereon or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation (including without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inlaid beds, awnings, pipes and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all such apparatus, equipment or articles hereafter placed on the premises by the mortgagor or its successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts hereinafter set forth.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2, the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagor, its successors and assigns.

In Witness Whereof said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its Assistant Vice President and attested by its Assistant Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the _____ of said corporation.

Said resolutions further provide that the note herein described may be executed on behalf of said corporation by its _____

CORPORATE SEAL

BY _____ Assistant Vice President
ATTEST _____ Assistant Secretary

STATE OF ILLINOIS }
County of _____ } ss. I, _____ a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ Assistant Vice President of the _____ and _____ Assistant Secretary

of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary, in and to their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 19 _____

Notarial Seal _____ NOTARY PUBLIC

70-76-257 OF

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FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

MAIL TO

FOR THE PROTECTION OF BOTH THE BORROWER AND
LENDER THE INSTALLMENT NOTE SECURED BY THIS TRUST
DEED SHOULD BE IDENTIFIED BY CHICAGO TITLE AND TRUST
COMPANY, TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR
RECORD.

Trustee
Assistant Vice President

CHICAGO TITLE AND TRUST COMPANY

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1 Mortgagee shall promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on and premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan insured) under policies providing for payment by the insurer of companies of money sufficient either to pay the cost of repairing or returning the same or to pay in full the undeposited secured hereby, all in accordance with the provisions of the policy. The mortgagee shall keep all buildings and improvements now or hereafter situated on and premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan insured) under policies providing for payment by the insurer of companies of money sufficient either to pay the cost of repairing or returning the same or to pay in full the undeposited secured hereby, all in accordance with the provisions of the policy. The mortgagee shall keep all buildings and improvements now or hereafter situated on and premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan insured) under policies providing for payment by the insurer of companies of money sufficient either to pay the cost of repairing or returning the same or to pay in full the undeposited secured hereby, all in accordance with the provisions of the policy.

2 Mortgagee shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the holder of the note duplicate records of the same. Mortgagee shall pay in full under protest, in the manner provided by statute, any tax or assessment which is levied or assessed against the premises or any part thereof, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the holder of the note duplicate records of the same.

3 Mortgagee shall keep all buildings and improvements now or hereafter situated on and premises insured against loss or damage by fire, lightning or windstorm (and flood damage, where the lender is required by law to have its loan insured) under policies providing for payment by the insurer of companies of money sufficient either to pay the cost of repairing or returning the same or to pay in full the undeposited secured hereby, all in accordance with the provisions of the policy.

4 In case of default, the mortgagee shall have the right to sell the premises, and the proceeds of such sale shall be applied to the payment of the debt secured hereby, and the balance, if any, shall be paid to the mortgagor. The mortgagee shall have the right to sell the premises, and the proceeds of such sale shall be applied to the payment of the debt secured hereby, and the balance, if any, shall be paid to the mortgagor.

5 The mortgagee or the holder of the note hereby secured making any payment authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public officer without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, rate, fee, charge, or other item of the same nature.

6 Mortgagee shall have the right to sell the premises, and the proceeds of such sale shall be applied to the payment of the debt secured hereby, and the balance, if any, shall be paid to the mortgagor.

7 When the undeposited secured hereby is secured by acceleration or otherwise, holders of the note or trustee shall have the right to foreclose the lien hereon, in any manner, and the proceeds of such sale shall be applied to the payment of the debt secured hereby, and the balance, if any, shall be paid to the mortgagor.

8 The proceeds of any foreclosure sale of the premises shall be distributed as follows: first, on account of all costs and expenses incident to the foreclosure proceedings, including a sum or sums as are mentioned in the preceding paragraph hereof; second, all of the net proceeds of the sale shall be paid to the holder of the note, and the balance, if any, shall be paid to the mortgagor.

9 Upon or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises, and the receiver shall have the right to sell the premises, and the proceeds of such sale shall be applied to the payment of the debt secured hereby, and the balance, if any, shall be paid to the mortgagor.

10 No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party initiating same in an action at law upon the note hereby secured.

11 Trustee or the holder of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12 Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signature or the identity, capacity, or authority of the negotiators on the note or trust deed, nor shall Trustee be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

13 Trustee shall release this trust deed and the lien thereon by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid, and Trustee may execute and deliver a release hereon to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note representing that all indebtedness hereby secured has been paid, which release shall be subject to the provisions of the note and the trust deed.

14 Trustee may accept as the genuine note herein described any note which may be presented and which conforms with the description herein contained of the note and which purports to be executed on behalf of the corporation herein designated as maker thereof.

15 This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagee and all persons claiming under it, or through Mortgagee, and the word "Mortgagee" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed. The word "note" when used in this instrument shall be construed to mean "notes" when more than one note is used.

16 The mortgagee hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this trust deed, on its own behalf and on behalf of each and every person, except decedent or judgment creditors of the mortgagee, acquiring any interest in or title to the premises subsequent to the date of this trust deed.

17 Before releasing this trust deed, Trustee or successor shall receive for its services a fee as determined by its rate schedule in effect when the release deed is issued. Trustee or successor shall be entitled to reasonable compensation for any other act or service performed under any provisions of this trust deed. The provisions of the "Trust and Trustee Act" of the State of Illinois shall be applicable to this trust deed.

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18. Transfer of the Property, Assumption. If any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding, (a) the creation of a lien or encumbrance subordinate to this Trust Deed, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Trust Deed to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Trust Deed shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 18, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Trust Deed and the Note.

19. All of the terms and provisions of the certain loan commitment, (as stated in the offer of The South Shore Bank of Chicago), dated September 19, 1986 and addressed to and accepted by Annie V. Gulley as are not herein above otherwise set forth, and as are relevant and germane hereto and the loan evidenced by the within and foregoing Trust Deed and this rider thereto, are hereby incorporated herein and made a part hereof as though fully set forth and recited herein.

20. Additional Payments due hereunder: In addition to monthly payments of principal and interest there shall be due and payable hereunder, and paid, monthly deposits of funds equal to one-twelfth (1/12) of the last ascertainable bills for general taxes during each year the said Note shall be unpaid, such funds so paid shall be held by the Holder of said Note and used by said Holder to pay general taxes from time to time levied and due upon the real estate and improvements thereon given as security under said Note. No interest shall accrue in favor of or be or become due the maker hereof, or any of its beneficiaries upon any funds so deposited.

21. The proceeds of the loan secured by this mortgage will be used for the purpose specified in Paragraph 4(c) of Chapter 74 of the 1975 Illinois Revised Statutes, and that the principal obligation secured hereby constitutes a business loan which comes within purview of said paragraph.

22. The mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this trust deed, on its own behalf and on behalf of each and every person except decree or judgement creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this trust deed.

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This mortgage is executed by the American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said American National Bank and Trust Company of Chicago, hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said First Party or on said American National Bank and Trust Company of Chicago personally to pay the said note or any interest thereon, or any liability, if any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and said American National Bank and Trust Company of Chicago personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

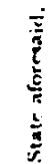
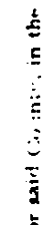
IN WITNESS WHEREOF, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee as aforesaid, has caused these presents to be signed by one of its Vice-Presidents, or Assistant Vice-Presidents, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written

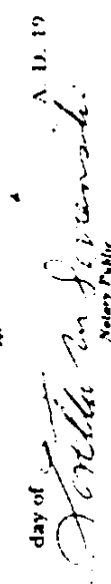
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
As Trustee as aforesaid and not personally.

By: 
Assistant Secretary

ATTEST

STATE OF ILLINOIS,
COUNTY OF COOK

DO HEREBY CERTIFY, that  a Notary Public, in and for said County, in the State aforesaid, AND TRUST COMPANY OF CHICAGO, and  Assistant Secretary of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President, and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as his own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _____ day of _____, A. D. 19____

Notary Public