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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made APRIL 1987 between PAMELA TRANKINA married to THOMAS C. TRANKINA

herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the Principal Sum of

\$5,000.00 (Five Thousand and 00/100)----- DOLLARS,

evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF READERX MASTER LEASE CORPORATION

and delivered, in and by which said Principal Note the Mortgagors promise to pay the said principal sum as set forth in the attached Rider.

All of said principal and interest, being made payable at such banking house or trust company in Denver, Colorado, 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

Hamilton, Myer Swanson, Faatz & Clark, 1600 Broadway, Suite 600 in said City,

NOW, THEREFORE, the Mortgagors 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 Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Western Springs COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 6 in Block 10 in Field Park, a Subdivision of the West 5/8 of the West 1/2 of Section 5, Township 38 North, Range 12, East of the Third Principal Meridian, and part of the Southwest 1/4 of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4052 Ellington, Western Springs, Illinois 60558

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#18-05-111-013-0000 COOK COUNTY REC'D DEPT-01 RECORDING \$14.25 #1111 TRAM 1185 04/21/87 15:36:06 #3249 #A \*87-210618 COOK COUNTY RECORDER

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 Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate, and not secondarily) and all apparatus, equipment or articles now or hereafter therein 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, inador beds, awnings, stoves 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 similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their 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 herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages and the attached Rider and the attached Rider and the attached Rider. 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 mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written.

Pamela Trankina [SEAL] [SEAL] [SEAL]

STATE OF ILLINOIS, ) SS. Teresa J. Johnson a Notary Public in and for the County of Cook, in the State aforesaid, DO HEREBY CERTIFY THAT Pamela Trankina

who is personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of April, 1987

Notarial Seal

TERESA J. JOHNSON Notary Public, State of Illinois My Commission Expires June 6, 1990

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## RIDER TO TRUST DEED

This Rider is a part of and shall be construed in accordance with the Trust Deed executed between Pamela Trankina as Mortgagor, Chicago Title and Trust Company as Trustee and Master Lease Corporation

Upon the securing of gainful employment by THOMAS C. TRANKINA, a fixed percentage to be determined of the net monthly wage ("net monthly wage" is defined as the gross monthly income of Thomas C. Trankina, less the sum of Federal and State withholding tax plus FICA withholding) earned shall be due on the tenth day of the following month. Such percentage shall not be less than five nor more than ten percent of the net monthly wage.

Such payments shall be made on the tenth day of each and every month as long as THOMAS C. TRANKINA is under gainful employment, and until the Note is fully paid.

The interest secured by this trust deed is subject to a superior interest in said property held by ELAINE TRANKINA by Trust Deed in the amount of \$125,000.00. The security interest set forth in this trust deed is limited to \$5,000.00 which is the amount of the Installment Promissory Note which is secured by this Trust Deed.

  
PAMELA TRANKINA

717832

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8 7 2 1 0 5 1 8

## INSTALLMENT PROMISSORY NOTE

\$5,000.00

APRIL, 1987  
Chicago, Illinois

FOR VALUE RECEIVED, the undersigned, THOMAS C. TRANKINA, promises to pay to MASTER LEASE CORPORATION, the sum of FIVE THOUSAND AND 00/100 (\$5,000.00) DOLLARS, such amount being the total principal and interest due, such sum to be payable in installments as follows:

Upon the securing of gainful employment by THOMAS C. TRANKINA, a fixed percentage to be determined of the net monthly wage ("net monthly wage" is defined as the gross monthly income of Thomas C. Trankina, less the sum of Federal and State withholding tax plus FICA withholding) earned shall be due on the tenth day of the following month. Such percentage shall not be less than five nor more than ten percent of the net monthly wage.

Such payments shall be made on the tenth day of each and every month as long as THOMAS C. TRANKINA is under gainful employment, and until this Note is fully paid.

Payments are to be made at the offices of Master Lease Corporation's counsel, Hamilton, Myer, Swanson, Faatz & Clark, 1600 Broadway, Suite 600, Denver, Colorado, 80202, or at such other place as the legal holder of this Note may from time to time designate in writing.

Upon failure to pay any payment when due or to perform any obligation, covenant or agreement in this Note, then THOMAS C. TRANKINA shall be in default under this Note and all principal is immediately due and payable in full.

The payment of this Note is secured by a mortgage in the real property located at 4052 Ellington Avenue, Western Springs, Illinois, 60558, and is subject to a superior interest in said property held by Elaine Trankina by Trust Deed in the amount of \$125,000.00. This security interest is limited to \$5,000.00, the amount of this Installment Promissory Note.

717832

Identification No. \_\_\_\_\_  
CHICAGO TITLE AND TRUST COMPANY, Trustee

*Walter A. ...*  
Assistant Secretary

*Thomas C. Trankina*  
THOMAS C. TRANKINA

Mailing Address:

4052 ELLINGTON  
WESTERN SPRINGS  
60558

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Debra Bunn  
Mitsunori & Associates  
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Chicago, IL 60602