



CTTC 9

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made December 14 19 87, between

SHELDON TERMAN and ROCHELLE TERMAN, his wife of Chicago, Illinois

herein referred to as "Mortgagors", and LYNN FEIGER of CHICAGO TITLE AND TRUST COMPANY, Chicago, Illinois

herein referred to as TRUSTEE, witnesseth:

Mortgagors have this day executed and delivered to Affiliated Asset-Based Lending Services, Inc., Agent (Affiliated), as Secured Party, their unconditional guaranty of existing and future indebtedness of Aspen Foods Inc., United Poultry Inc. and Shelat Kosher Foods, Inc. to Affiliated as Secured Party including their guaranty of the payment of the following Promissory Notes executed by said corporations and payable to Affiliated:

- Demand Note dated January 2, 1987 in the amount of \$1,200,000 executed by Aspen Foods Inc.; Demand Note dated January 2, 1987 in the amount of \$950,000 and Demand Note dated December 14, 1987 in the amount of \$500,000 executed by United Poultry Inc.; and Demand Note dated January 2, 1987 in the amount of \$350,000 executed by Shelat Kosher Foods Inc., together with interest therein provided;

Now therefore, to secure the payment and performance of their guaranty of the full and prompt payment of the aforesaid Promissory Notes and all future advances and loans made by Affiliated to said corporation, not to exceed \$3,000,000, and all renewals and refinancing thereof, and to secure 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 located in the City of Chicago, County of Cook and State of Illinois to wit:

UNIT NO. 9B-N AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): BEGINNING FOR SAME AT THE POINT WHERE THE WEST LINE OF LAKE SHORE DRIVE (200 FEET WIDE) INTERSECTS WITH THE SOUTH LINE OF SCOTT STREET 166 FEET WIDE AND RUNNING THENCE ALONG THE WEST LINE OF LAKE SHORE DRIVE, SOUTH 192 FEET, 2 1/8 INCHES; THENCE NORTH AT AN ANGLE OF 88 DEGREES 17 MINUTES 1 SECT. 122 FEET 9 1/2 INCHES, TO THE EAST LINE OF STONE STREET, 166 FEET WIDE; AND THENCE ALONG THE EAST LINE OF STONE STREET, NORTH 192 FEET 1 3/4 INCHES, TO THE SOUTH LINE OF SCOTT STREET AFORESAID; AND THENCE ALONG THE SOUTH LINE OF SCOTT STREET, EAST 117 FEET 1 3/4 INCHES, TO THE POINT OF BEGINNING, BEING ALL OF LOTS NUMBERED 1 AND 2 IN PARCEL 1 ON O.P.'S SUBDIVISION OF LOTS 1 & 2, AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 9 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO; THE SOUTH 25 FEET OF LOT 3, ALL OF LOT 4 AND NORTH 32 FEET OF LOT 5, ALL IN BLOCK 9 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO AFORESAID, AND ALL LAND DERIVED BY WAY OF ACCRETION, OR OTHERWISE, LYING EAST OF THE EAST LINE OF SAID LOTS, ORIGINALLY SUBDIVIDED, AND WEST OF THE WEST LINE OF LAKE SHORE DRIVE, AS NOW ESTABLISHED, ALL SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 16851, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS INSTRUMENT 20892901; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE INTERESTY AND SPACE COMPRISING ALL THE UNITS THEREIN AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

17-03-114-003-1026

P.L.N. 17-03-1026

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 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), steel or wood 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 the 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 covenants 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. 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.

[SEAL] [SEAL] [SEAL] [SEAL] [SEAL] [SEAL] [SEAL] [SEAL]

STATE OF ILLINOIS, } SS. I, a Notary Public in and for and residing in Cook County, in the State aforesaid, DO HEREBY CERTIFY THAT County of COOK SHELDON TERMAN and ROCHELLE TERMAN, his wife

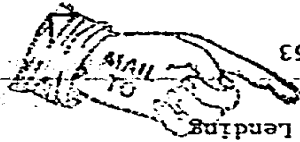
who are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23rd day of December, 1987.

"OFFICIAL SEAL" JEROME R. BERLIN Notary Public, State of Illinois My Commission Expires July 21, 1991

83024403

88024403



8700 N. Waukegan Rd. Morton Grove, IL 60053

Chicago, IL 60610

1212 N. Lake Shore Dr., Unit 9B-N

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

MAIL TO

PLACE IN RECORDER'S OFFICE BOX NUMBER

Assistant Trust Officer  
Assistant Secretary  
Assistant Vice President

BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY BEFORE THE TRUST DEED IS FILED FOR RECORD.

THE NOTE SECURED BY THIS TRUST DEED SHOULD

IMPORTANT

The persons herein designated as makers hereof... The Trustee or the holder of the note shall have the right to inspect the premises...

Such appointment may be made either before or after the filing of a bill to foreclose... The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority...

When the indebtedness hereby secured shall become due and payable... 6. Mortgages shall pay each item of indebtedness herein mentioned, both principal and interest...

Mortgagees shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage... 3. Mortgagees shall promptly repair, restore or rebuild any buildings or improvements now or hereafter situated on said premises...

Mortgagees shall pay before any penalty attaches all general taxes and special assessments... 2. Mortgagees shall pay before any penalty attaches all general taxes and special assessments...

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 2 OF THIS TRUST DEED.

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