



TRUST DEED

CTTC 11

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made July 5, 19 89, between Triumph Concepts, Ltd.

a corporation, organized under the laws of Illinois, here in referred to as "Mortgagor," and Parkway Bank and Trust Company CHICAGO 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 Two hundred and fifty thousand-----no/100-----(\$250,000.00)-----Dollars, evidenced by one certain Instalment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER Parkway Bank and Trust Company, 4800 N. Harlem Avenue, Harwood Heights, IL 60656 and delivered, in and by which said Note the Mortgagor promises to pay the said principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of 12% per cent in instalments (including principal and interest) as follows:

Two thousand seven hundred and fifty-two-----72/100----- Dollars on the 5th day of September 19 89 and Two thousand, seven hundred and fifty-two-----72/100----- Dollars on the 5th day of each Month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 5th day of August 19 92. 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 12% per cent per annum, and all of said principal and interest being made payable at such banking house or trust company in Harwood Heights 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 Parkway Bank and Trust Company in said Chicago, Illinois.

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 Village of Elk Grove, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 4 in Gullo International Contemporary Park, being a resubdivision of Lot 230 in Higgins Industrial Park Unit 165 being a subdivision in the South East 1/4 of Section 27, Township 41 North, Range 11, East of the Third Principal Meridian, (excepting therefrom the North 220.0 feet of the East 420.0 feet thereof) in Cook County, Illinois.

P.I.N. #08-27-400-090

1261 Jarvis
Elk Grove Village, IL 60007

89360495

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 primarily and on 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 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 herein 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 President and attested by its Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the

Directors of said corporation. Said resolutions further provide that the note herein described may be executed on behalf of said corporation by its President Secretary

President

Secretary
Triumph Concepts, Ltd.

BY [Signature] President

ATTEST: [Signature] Secretary

STATE OF ILLINOIS, I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT County of Dennis G. Keith President of the Triumph Concepts, Ltd and Naomi M. Keith 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 such Assistant Secretary, did affix the corporate seal of said Company, did affix the corporate seal of said Company, to said instrument as said Assistant Secretary, for the uses and purposes therein set forth.

OFFICIAL DEE CALHOUN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/21/92

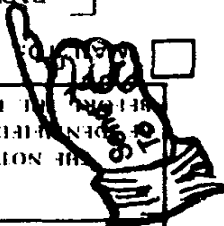
GIVEN under my hand and Notary Seal this 5th day of July, 19 89. Dee Calhoun NOTARY PUBLIC

Elk Grove Village, IL 60007

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FOR RECORDER'S INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

PARKWAY BANK AND TRUST COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656



THE NOTE SECURED BY THIS TRUST DEED SHOULD
BE IDENTIFIED BY CHICAGO TITLE AND TRUST COMPANY
IN THE FIRST DEED IS FILED FOR RECORD.

IMPORTANT

Identification No. 334
PARKWAY BANK AND TRUST COMPANY
BY: _____
Trustee

19360495

19360495

The undersigned, mortgagee(s) covenant and agree to pay to the mortgagee or bearer hereof, on each principal installment payment date, until the indebtedness secured by the mortgage is fully paid, an additional sum equal to one-twelfth (1/12th) of the annual taxes and assessments levied against the mortgaged premises as estimated by the mortgagee or bearer, the mortgagee, concurrently with the disbursement of the loan, will also deposit with mortgagee or bearer an amount based upon the taxes and assessments on said premises, on an accrued basis, for the period from January 1, succeeding the year for which all taxes and assessments have been paid to and including the date of the first deposit in this paragraph hereinafter mentioned. Such tax deposits are to be held without any allowance of interest and are to be used for the payment of taxes and assessments on said premises next due and payable when they become due. If the funds so paid within ten (10) days after receipt of demand therefore pay and deposit such additional funds as may be necessary to pay such taxes and assessments and premiums in full. It shall not be obligatory upon the mortgagee or bearer to inquire into the validity or accuracy of any said items before making payment of the same and nothing herein contained shall be construed as requiring the mortgagee or bearer to advance other moneys for said purposes, nor shall the bearer incur any personal liability for anything it may do or omit to do hereunder.

The undersigned reserves the right to repay this note in whole or in part at any time, but the mortgagee may require payment of not more than six (6) months advance interest on that part of the aggregate amount of all repayments on the note in one year, which exceeds twenty per cent (20%) of the original principal amount of the loan.

When the indebtedness is expressedly agreed and understood by and between the parties hereto that in the event of the sale of the property, execution of Articles of Agreement, transfer of title or change in the beneficial ownership to the holder of the note secured by this instrument, then at the option of the holder of the note, the entire unpaid balance due on or under this instrument, together with accrued interest thereon, shall immediately become due and payable in full without notice to anyone.

TERM OF LOAN: THREE (3) YEARS SUBJECT TO THE FOLLOWING:

(1) At maturity, the mortgagee, at their option may extend the term of this loan for yet an additional THREE (3) YEARS, with payments continued to be based upon the original amortization period.

(2) At the end of six (6) years, the mortgagee, at their option may extend the term of this loan for yet an additional THREE (3) YEARS, with payments continued to be based upon the original amortization period.

(3) Provided, however, that each time the mortgagee exercises the option to extend, the bank may elect to lower or increase the interest rate or to continue to offer the same rate. If the rate is to be increased, it may be adjusted only to a level that is four percentage (4%) points higher than the effective or yield rate then applicable to United States Government Securities maturing in approximately THREE (3) YEARS.

(4) The monthly payment after each extension shall be adjusted to reflect any change in interest rate.

(5) A renegotiation fee of 1/8% of the current loan balance will be due and payable to the bank for each extension in the event the mortgagee elect to extend the loan beyond its original maturity.

In the event the mortgagee fails to make payment of any installment of principal and interest as agreed, and such default continues for 11 days, the holder reserves the right in such event to assess a charge of FIVE (5%) per cent of the principal and interest amount of such delinquency payment as a "LATE CHARGE" the foregoing right being in addition to all other rights and remedies granted to the holder hereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles, in which the instrument shall have been recorded or filed in case of the resignation, inability or refusal to act of Trustee; the then Recorder or Registrar of Titles of the county in which the premises are located shall be deemed to have accepted the powers and authority herein given Trustee; and any Trustee or successor shall have the identical powers and authority herein given Trustee.

15. This Trust Deed and all provisions hereof shall extend to and be binding upon mortgagee and all persons claiming under 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 person 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 issued.

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



TRUST DEED

CTTC 11

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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a corporation, organized under the laws of Illinois, herein referred to as "Mortgagor," and Parkway Bank and Trust Company CHICAGO TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

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one certain Instalment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER Parkway Bank and Trust Company, 4800 N. Harlem Avenue, Harwood Heights, IL 60656 and delivered, in and by which said Note the Mortgagor promises to pay the said principal sum and interest from date of disbursement on the balance of principal remaining from time to time unpaid at the rate of 12% per cent in instalments (including principal and interest) as follows:

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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 Village of Elk Grove, COUNTY OF Cook, AND STATE OF ILLINOIS.

to wit:
Lot 4 in G1
in Higgins
Section 27,
(excepting
Cook County
P.I.N. #08-

which, with the property TOGETHER with all long and during all such and all apparatus, equip (whether single units or windows, float covering attached thereto or not assigns shall be considered TO HAVE AND TO forth.

This trust deed (trust deed) are incorporated and assigns.

In Witness Whereof said attested by its ~~attest~~

Said resolutions further: Preside

CORPORATE SEAL

STATE OF ILLINOIS, County of Dennis

" OFFICIAL DEE CAL NOTARY PUBLIC, STA MY COMMISSION EXI

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