TRUST DEED

91091942

THIS INDENTURE, made April 17, 1990, between American Financial Group, 2250 East Devon Avenue, Des Plaines, Illinois, herein referred to as "Mortgagor" and Fred Kaplan herein referred to as "Trustee":

W I T N E S S E T H :

That, whereas Mortgagor is justly indebted to the legal holder of a secured promissory note ("note") of even date herewith, executed by Mortgagor, made payable to Trustee and delivered, in and by which note Mortgagor promises to pay the principal sum of twenty thousand dollars ($20,000), and a return on investment on the balance of the principal remaining unpaid at the rate of 25%, such principal sum and return on investment to be payable upon the closing of the sale the last lot of the Property when the proceeds are available for disbursement or February 28, 1991, whichever is the first to occur.

Payments are to be made at such place as the legal holder of the note may, from time to time, in writing designate, the note further provides that at the election of the legal holder thereof, after default, and with 30 days written notice to the Mortgagor, may sell all or any part of the Property at private or public sale.

NOW THEREFORE, to secure the payment of the said principal sum of money and return on investment in accordance with the terms, provisions and limitations of the above-mentioned note and 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, Mortgagor by these presents Conveys and Warrants unto the Trustee, its, his or her successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in Arlington Heights, County of Cook and State of Illinois, to wit:

See attached legal description which is referred to herein as the "Property."

Permanent Real Estate Index Number(s): See attached legal description.

Address(es) of Real Estate: See attached legal description

TO HAVE AND TO HOLD the premises unto the said Trustee, its, his or her 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 Law of the State of Illinois, which said rights and benefits Mortgagor does hereby expressly release and waive.

The name of the record owner is: McDonald Crook Development Company, an Illinois Corporation.

Witness the hands and seals of the Mortgagor the day and year first written above.

American Financial Group

By: _____ (SEAL)
    Allen Mayes, President

State of Illinois)
) ss
County of Cook   )

I, the undersigned, a Notary Public in and for said County in the state aforesaid, do hereby certify that Allen Mayes, the President of American Financial Group, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appear before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1 day of _____, 1990.

_____
Notary Public

OFFICIAL SEAL
CATHRYN BRANHAM
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT.15,1991

This instrument was prepared by Edward G. Levinson, 11 South LaSalle Street, Suite 1320, Chicago, Illinois 60603.

Mail this instrument to: Edward G. Levinson
                          11 South LaSalle Street
                          Suite 1320
                          Chicago, Illinois 60603