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TRUST DEED

92100142

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CTTC 11

THE ABOVE SPACE FOR RECORDER'S USE ONLY

7394237 DR 4055



THIS INDENTURE, made April 1, 19 91, between O&G SPRING AND WIRE FORMS SPECIALTY CO. a corporation organized under the laws of the State 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 two hundred seventy-seven thousand eight hundred (\$277,800.00) -----

Dollars,

evidenced by one certain Instalment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER Joseph Olinyk and delivered, in and by which said Note the Mortgagor promises to pay the said principal sum and interest from April 1, 1991 on the balance of principal remaining from time to time unpaid at the rate of (8%) per cent per annum in instalments (including principal and interest) as follows: five thousand six hundred thirty-two (\$5,632.78) 78/100. Dollars or more on the 1st day of May 19 91 and five thousand six hundred thirty-two (\$5,632.78) 78/100.

Dollars or more on the 1st 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 1st day of April 1996. 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 (18%) 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 Joseph Olinyk, 920 S. Cleveland, Arlington Heights, IL 60005 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 City of Chicago, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

within 7 days of
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SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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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 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 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 purpose 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 Assistant Vice President and attested by its Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the Board of Directors of said corporation.

Said resolutions further provide that the note herein described may be executed on behalf of said corporation by its officers O&G SPRING & WIRE FORMS SPECIALTY, CO.

CORPORATE SEAL

BY Ted Grzeszkiewicz Assistant Vice President ATTEST Richard Gregg Assistant Secretary

STATE OF ILLINOIS, County of Cook } SS. 1. JEROME F. CROTTY a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Ted Grzeszkiewicz President of the O&G Spring and Wire Forms Specialty Co. and Richard Gregg 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 the free and voluntary act of said Company, for the uses and purposes

NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. MAY 18, 1997 GIVEN under my hand and Notarial Seal this 1st day of April, 19 91.

Jerome F. Crotty NOTARY PUBLIC

Notarial Seal

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Lots 12, 13 and 14 in Block 1 in the resubdivision of Blocks 1 and 9 in Clark and Seaton's Subdivision of Blocks 1 and 9 in Snyder's and Lee's Subdivision of the East half of the Southwest quarter of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, together with that part of vacated West Division Street lying South of and adjoining a line drawn from a point on the East line of Lot 1 in Block 1 in the Resubdivision of Blocks 1 and 9 aforesaid produced North 7.11 feet North of the Northeast Corner thereof to a point on the West line of Lot 25 in Block 1 in the resubdivision of Blocks 1 and 9 aforesaid produced North 5.39 feet North of the Northwest Corner thereof lying West of the East line of Lot 12 produced North and East of the West line of Lot 14 produced North, together with all improvements thereon and appurtenances thereunto belonging.

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Property of Cook County Clerk's Office

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PTN: 16-03-303-010

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4405-4417 W. Division

Chicago, IL

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