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TRUST DEED AND NOTE

THIS INDENTURE WITNESSETH, that the undersigned as grantors, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of One dollar and other good and valuable consideration, in hand paid, hereby convey and warrant to:

of the City of Londo, County of Cook and State of Illinois, as Trustee, the following described Real Estate, with all improvements thereon, situated in the City of Chicago, County of Cook, and State of Illinois, to wit:

Lots 12, & 3 in Nettie Peterson's Subdivision of Lots 2 and 3 (Except East 55 Feet Thereot and North 17 Feet of Lot 2) In Block 1 in Egandale, A Subdivision Of The East 118 Acres County West 1/4 Of Section 11, Township 38 North, Range 14, East Of The Principal Meridian. In Cook County, Illinois.

Commonly known as 520% S. University Avenue,/ 1125 E. Hyde Park Blvd. Chicago, IL 60637;

T#7777 TRAN 2788 05/21/97 12:15:00

DEPT-01 RECORDING

P.I.N: : 20-11-305-001-0000 and 20-11-413-012-0000

\$9235 # BJ #-97-360674
COOK COUNTY RECORDER

\$23.50

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the buildings thereon insured to their full insurable value, to pay all prior encumbrances and the interest thereon and to keep the property tenantable and it good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shell, with 6% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer, and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorize here to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper, and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, encumbrances, interest or advancements.

In trust, nevertheless, for the purpose of securing performance of the following obligation, to-wit:

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