



THIS INDENTURE WITNESSETH, That
Charles Rodgers
(hereinafter called the Grantor), of
541 Kedzie Chicago
(No. and Street) (City) (State)

for and in consideration of the sum of 12,000
twelve thousand dollars Dollars
in hand paid, CONVEYS AND WARRANTS to
Westown Development
of 3821 W. Huron Chicago IL
(No. and Street) (City) (State)

as Trustee, and to his successors in trust hereinafter
named, the following described real estate, with the
improvements thereon, including all heating, air-
conditioning, gas and plumbing apparatus and fixtures,
and everything appurtenant thereto, together with
all rents, issues and profits of said premises,
situated in the County of COOK and State of Illinois, to-wit:

Lot 34 IN Block 2 in Joseph A. Taylor's subdivision of the west 1/2 of the south west 1/4
of the north west 1/4 of section 12, Township 39 North Range 13, East of the Third
Principal IN Cook County Illinois.

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

Permanent Real Estate Index Number(s): 554-16-12-106-603-6000

Address(es) of premises: 541 NO. Kedzie Chicago IL

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and
agreements herein.

WHEREAS, The Grantor is justly indebted upon one principal promissory note bearing
even date herewith, payable

In one Balloon Payment of \$12,000
To be Paid At Closing of

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the
interest thereon, as herein and in said note or notes provided, or according to any agree-
ment extending time of payment; (2) to pay when due in each year, all taxes and assess-
ments against said premises, and on demand to exhibit receipts therefor; (3) within sixty
days after destruction or damage to rebuild or restore all buildings or improvements
on said premises that may have been destroyed or damaged; (4) that waste to said premises
shall not be committed or suffered; (5) to keep all buildings now or at any time on said
premises insured in companies to be selected by the grantee herein, who is hereby
authorized to place such insurance in companies acceptable to the holder of the first
mortgage indebtedness, with loss clause attached payable first, to the first Trustee
or Mortgagee, and second, to the Trustee herein as their interests may appear, which
policies shall be left and remain with the said Mortgagee or Trustee until the indebted-
ness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the
time or times when the same shall become due and payable.

Westown Development
3821 W. HURON CHICAGO IL 60624

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at 0 per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach at 13 1/2 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof - including reasonable attorney's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title of said premises embracing foreclosure decree - shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees, have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

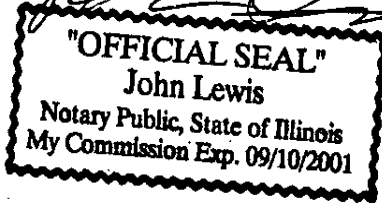
The name of a record owner is: Charles E. Rodgers Sr.

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then Any Attorney For Western Develop of said County is hereby appointed to be first successor in this trust; and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all of the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

This trust deed is subject to Paperwork Done to Assist
In Getting His Property Sold To Vera Godwin WORKING FOR GODWIN

Witness the hand and seal of the Grantor this _____ day of _____, 19____.

Please print or type name(s) 2/5/99 X Charles E. Rodgers Sr. (SEAL)
below signature(s) Charles Rodgers



(SEAL)

This instrument was prepared by _____ (NAME AND ADDRESS)