



THE CITIZENS NATIONAL BANK

CAPITAL . . . \$100,000.00

Spencer, Iowa
October 9, 1918.

Capt. J. F. Jaudon,
% Chicago Union Hospital,
Chicago, Ill.

My dear Captain:

We were shocked to hear of the death of your brother and that you have been having another siege in the Hospital, and were very sorry indeed that circumstances made it necessary for you to come up to our cold country at this time of the year. Mr. Floete joins me in best wishes and hopes for your speedy recovery.

We have been going over your letter of October 7 relative to Mr. Cook's proposals. We also have a letter from Mr. Cook suggesting that we come into Chicago and look over some heavily mortgaged income properties which he seems to want to trade in on this proposition.

Of course Mr. Cook does not use the word "trade" but rather speaks of turning us 7% income property, but from our standpoint it amounts to the same thing. Now you will remember that when this deal started Mr. Cook was going to put up cash, real money, and we were to discount our first mortgage paper heavily on account of receiving such cash. The proposition of this discount was made on account of its being a cash deal. The Florida property is clear and we hold a first mortgage on it. It would not seem to be the part of wisdom and it does not meet our ideas at all to exchange clear property for heavily mortgaged Chicago realty, which would be a greater source of embarrassment to us than the Florida land. In fact we would not consider such a trade for one single moment. If Mr. Hopkins would be willing to take the property, that would be for him to say but we would not consider the deal and when Mr. Cook was out here we explained that matter to him, as we thought, fully. We told him that if he could show us \$50,000 in real cash, we would then consider any security he had to offer to guarantee payment of the rest of the money in one year. In this connection, I might say, however, that we would not consider second mortgages on Chicago properties as satisfactory. We would accept no securities except such as we would consider gilt edge.

Now if you gentlemen can pay all the interest due to date and lay aside in a bank \$10,000 to pay the taxes which will fall due next spring, we might consider making an extension on your paper for one year. This would of course terminate the arrangement for discount on the face of the paper which we have had up before. Almost any arrangement would be acceptable to us which would include a substantial payment on interest, taxes etc. as we are anxious to help you arrange this matter so it can be carried and so that you can realize some of your plans in connection with it. We are discouraged in the matter of the Cook deal and do not believe there is any possibility of closing a deal with him. I hope, however, to see you people again before you go South. If you & Capt. Cook cannot come to Spencer, I will try to come to Chicago.

JHM/E

Yours truly,

J. H. McCord

I have seen To. 10.000 4/7/18