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TRUST DEED—STATUTORY, UNDER LAW OF 1879, WITH CLAUSE FOR RECEIVER AND INSURANCE.—ILLINOIS

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

SEP 9 60 57 535 W

This Indenture Witnesseth, That the grantors JONG HAN KIM and DOO RI KIM, his wife,

of the City of Chicago in the County of Cook and State of Illinois

for and in consideration of the sum of Eighteen Thousand and 00/100 (\$18,000.00) Dollars in hand paid, CONVEY and WARRANT to PAUL F. BLACKWELL, TRUSTEE,

of the City of Chicago County of Cook and State of Illinois the following described real estate, to-wit: Lot Two Hundred Sixty-three (263) in Davenport Subdivision in the North East Quarter (NE $\frac{1}{4}$) of Section Three (3), Township Thirty-nine (39) North, Range Thirteen (13), East of the Third Principal Meridian, as per plat recorded April 17, 1889, as document 1087425.

(This section is crossed out with a diagonal line and contains a stamp that reads "500")

situated in the City of Chicago County of Cook and State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and all right to retain possession of said premises after any default in payment or a breach of any of the covenants or agreements herein contained; in trust nevertheless, for the following purposes:

Whereas, The said JONG HAN KIM and DOO RI KIM, his wife, Grantor(s) herein are justly indebted upon one (1) Installment Promissory Note bearing even date herewith, payable to the order of BEARER by them duly signed and delivered, for the principal sum of Eighteen Thousand (\$18,000.00) Dollars payable as follows: One Hundred Sixty-seven (\$167.00) Dollars on November 1st, 1971, and One Hundred Sixty-seven (\$167.00) Dollars or more on the first (1st) day of each and every month thereafter until the whole of said principal sum has been paid in full. Said monthly installments are to be paid at the office of PAUL F. BLACKWELL or such other place in the City of Chicago as the legal holder hereof may designate, and are to include interest at the rate of seven and one-half per cent (7 $\frac{1}{2}$ %) per annum payable monthly on the remaining sum from time to time unpaid.

IN ADDITION to the payments above mentioned, Mortgagors agree to deposit one-twelfth (1/12th) of general taxes each month and to make a monthly deposit for hazard insurance.

Now, If default be made in the payment of the said one (1) Installment Promissory Note, or of any part thereof, or the interest thereon, or any part thereof, at the time and in the manner above specified for the payment thereof, or in case of written or non-payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then let it be the whole of said principal sum and interest, secured by the said one (1) Promissory Note, shall thereupon, at the option of the legal holder or holders thereof, become immediately due and payable; and on the application of the legal holder of said Promissory Note, or either of them, it shall be lawful for the said grantor, or his successor in trust, to enter into and upon and take possession of the premises hereby granted, or any part thereof, and to collect and receive all rents, issues and profits thereof; and, in his own name or otherwise, to file a bill or bills in any court having jurisdiction thereof against the said party of the first part, their heirs, executors, administrators or assigns, to obtain a decree for the sale and conveyance of the whole or any part of said premises for the purposes herein specified, by said party of the second part, as such trustee or as special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale or sales to pay the costs of such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part, or person who may be appointed to execute this trust, and also all other expenses of this trust, including all moneys advanced for insurance, taxes and other liens or assessments, with interest thereon at seven per cent per annum, then to pay the principal of said note, whether due and payable by the terms thereof or the date of the legal holder thereof, and all interest due thereon, rendering she overplus, if any, unto the said party of the first part, their legal representatives or assigns, on reasonable request, and it shall not be the duty of the purchaser to see to the application of the purchase money.

And it is further provided and agreed, that upon the filing of any bill of complaint in any court having jurisdiction thereof, to enforce this Trust Deed, such court may at once upon application therefor, appoint a suitable person, receiver, with power to receive and collect the rents, issues and profits arising out of the said premises, and apply the same toward the payment of the expenses and costs in such proceeding, and any remainder upon said indebtedness; and that said Receiver shall have the full power of receiver, and such other power in the premises as to said Court shall seem proper.

And Said first party hereby agrees, that he will, in due season, pay all taxes and assessments on said premises, and will keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies and for an amount (not exceeding the amount of said indebtedness), as said second party, or the holder of said note, may from time to time direct, and will properly assign such policy or policies of insurance to said party of the second part as further security for the indebtedness aforesaid. And in case of the refusal or neglect of said party of the first part thus to insure, or assign the policies of insurance, or to pay taxes as aforesaid, said party of the second part or his successor in trust, or the holder of said note, may procure such insurance, or pay such taxes; and all moneys thus paid, with interest thereon at seven per cent per annum, shall be and become so much additional indebtedness, secured to be paid by this Trust Deed.

When The said note and all expenses accruing under this Trust Deed shall be fully paid, the said grantor or his successor or legal representatives shall recover all of said premises remaining unsold to the said grantor or their heirs or assigns, upon receiving his reasonable charges therefor. In case of the death, resignation, removal from said Cook County, or other inability to act of said grantor Paul F. Blackwell, then Pioneer Trust & Savings Bank of said Cook County is hereby appointed and made successor in trust herein, with like power and authority, as is hereby vested in said grantor. It is agreed that said grantor shall pay all costs and attorney's fees incurred or paid by said grantor or the holder or holders of said note in any suit in which either of them may be plaintiff or defendant, by reason of being a party to this Trust Deed, or a holder of said note, and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises and taken out of the proceeds of any sale thereof.

Witness, The hand and seal of the said grantor(s) this 7th day of September A. D. 1971.

Jong Han Kim (SEAL)
Doo Ri Kim (SEAL)

LOAN NO. 1813

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State of Illinois
County of Cook

Eleanor Seefurth
A Notary Public

and for said County, in the
State aforesaid, **Do Herby Certify**, That JONG HAN KIM and DOO RI KIM,
his wife, who are

personally known to me to be the same person whose names are
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that they signed, sealed and delivered the said Instrument
as their 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 notarial seal, this
7th day of September A. D. 19 71.

Eleanor Seefurth
Notary Public



Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 9 '71 3 01 PM

Edwin R. Chen
RECORDER OF DEEDS

21616091

TRUST DEED

STATUTORY FORM
With Clause for Receiver and Insurance

JONG HAN KIM and DOO RI KIM, his

wife,

TO

PAUL F. BLACKWELL, TRUSTEE,

Property: 1502 N. Tripp Ave.,
Chicago, Illinois.

Mail to: Paul F. Blackwell,
6278 W. North Ave.,
Chicago, Illinois. 60639.

George Cole & Company