PROBLEM CORE

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מ.	CEORGE E	. COLEO FODI	I No. 206							
2	LEGAL F		y, 1969				4	Selver K. C.	Liene	
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132	, ,	RUST DEED (Illino	cook counts.	:::::::::::::::::::::::::::::::::::::::	22 4	197 336		-		
	(Month	or use with Note Form I ly payments including	MELED FOR A	C583		550				
							*	2249733	16	
5		(Oct. *73.	49 PH						
- 39		. :			•	The Above Spac	ce For Recorder	r's Use Only:		
V	THIS INDE	NTURE, made _Se	ptember_27t	h. 19	73 betw	wing F	UN JA and	KIE CHUNG J	A. his wife.	. 8
4								erein referred to as		
7				CHARLOT	IR KWAST	ROCH:				_
9	herein referr	ed to as "Trustee,"	witnesseth: That,	Whereas Mortg	agors are ju	stly indebted to	o the legal ho	lder of a principa	l' promissory note	с,
٥.	termed "Inst	allment Note," of e	ven date herewith	, executed by	Mortgagors,	made payable	to Beater			
Ž						_				
W)	•and delivered	l, in and by which n HOUSAND SEVEN	ote Mortgagors pr HINDERD an	omise to pay the	e principal s	um of		dete of	di churcament	
~		ce of reincipal rema	: from simo s	- 1:07id -		eight(8)	, and interest	nom quado or c	1	
	to be revebl	le ir inst. Uments as	follows ONE H	UNDRED FOR	TY and n	0/100 (\$14	0.00) or 1	mm, seen principa MCC=======	u sum and micres	*
<u></u>	on the _ 16	t d. of Nove	mber 19.7	3 and ONE	HUNDRED	FORTY and	no/100 (140.00) or 1	moreDollar	,
ജ	on the 18	t day it each and	i every month the	reafter until said	note is full	y paid. Excent 21	lest vincefine know	rate at 200 from Institute	conductors and an	
_	SCHOOL STREET	Madt die ale 2014 view	ZYZYZYTEKOĆ	YZYZYZYZYZ	XXXXXXXX	prografii such p	payments on a	ecount of the inde	btedness evidence	ad B
	by said note	to be applied 'as' to	o accrued and un	paid interest on	the unpaid ;	principal balance	e and the remai	inder to principal;	the portion of eacl	h 🚟
		liments consum ing								п 📑
	Chicaco	r cent per anr 4	o ol oe se the tee	us being made p	ayabicatel note meu ⁴-	om time to time	in writing co-	wint which note for	urther provides the	.,
	at the election	TLs or at such off n of the legal holder ce due and payable, a	'he eo' and witho	ut notice, the pri	incipal sum r	emaining unpaid	thereon, toget	her with accrued in	terest thereon, sha	ii 📕
	become at on	ce due and payable, a accordance with the	time place of pays	nent aforesaid, in n case default et	case default	shall occur in the	he payment, wh	en due, of any inst	allment of princips	al E
	contained in	this Trust Deed (in to severally waive pr	which ven election	on may be made	at any time	after the expira	tion of said the	ree days, without n	otice), and that a	ii 📑
	parties theret	o severally waive pr	esentment (or pay	ment, notice of	cusnonor, pr	money and notice	or protest.	lanca with the to-		, 5
	NOW T	HEREFORE, to sec f the above mention	ed note and of 4.	us Trust Deed.	and the per	commance of the	covenants and	agreements herein	no, provisions and contained, by the	ie E
	Mortgagors 1	f the above mention to be performed, an by these presents CC	d also in conside	ration of the su	m of One	Dollar in hand	paid, the rece	ipt whereof is her	reby acknowledged	d,
	and all of th	cir estate, right, title	and interest ther	cir, situate, lyin	g and being	in the				
	City of	Chicago	С	OUNTY OF.	Cook			AND STATE OF	ILLINOIS, to wit	t:
			b 2 - m.		ham- ^-	3 d and m 4 c =	a. w 1 1.		_	
		Lot 7 in Bloc of South East							2	
								sast or the		
		Third Princip	ar Meridian	, in cook	Courtey,	TITIHOIB.				
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		ak			io oo aha Ma	$\mathbb{C}_{\mathbb{C}}$				
	which, with	the property hereins HER with all impr	after described, is	referred to here	in as the "I	remis 4" nances the str b	elonging, and	all rents, issues and	i profits thereof fo	
	TOGET	HER with all improduring all such time	ovements, tenemes as Mortgagors n	nts, easements, nay be entitled t	and appurte hereto (whice	nances the etc b th rents, ass as a conticles a com-				
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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THIS REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED, WHICH THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof; and upon request exhibit satisfactory, evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complex within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (6) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (7) make no material alterations in said premises except as required by law or municipal ordinance or as previously consented to in writing by the Trustee or holders of the note.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, ice charges, and other charges against the premises when due, and shall, upon written request, fur original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full utte, any tax or assessment which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay to repairing the same or to pay in full the indebtedness secured hereby, all in companies safectory to the holders of the policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by agage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders ease of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expirations.
- 4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act he quired of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim there from any tax sale or forefreiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes here and all expenses paid or incurred in connection therewith, including reasonable attorneys feet, and any other moneys advanced by hold—of the note to protect the mortgaged premises and the lien hereof, plus reasonable ompensation to Trustee for each matter when a lone herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immedit 1,3,1 le inhout notice and with interest thereon at the rate of seven per cent per anium. Inaction of Trustee or holders of the no be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or asseccently a to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of it or c time a or into the validity of any tax, assessment, sale, forfeiture, tax lies or title or ville or the procured of the procur
- 6. More on shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the electric of the bolders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding within in the principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest of in case default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained. not of prir bereir
- 7. When the inde' edn' hereby secured shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note of Trustee shall have the right to foreclose the lien hereof and also shall have all other rights provided by the laws of Illinois for the enforcement of a mortgage debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for so what expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys fees, Trustee's fee, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items who was an examinations, guarantee policies, Torrens et affec es, "ad similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prowe the suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the principal manner and the properties of the nature in this paragraph mentioned shall become so much additional indebtedness secured b "and immediately due and payable, with interest thereon at the rate of severa per cent per annum, when paid or incurred by Trustee or be ders to "the note in connection with (a) any action, suit or proceeding, including but not limited to probate and beakurptey proceedings, to with relief the of them shall be a party, either a spirit, clear and and, by reason of this Trust Deed or any indebtedness hereby secured; or (.) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not a small / commenced.

 8. The proceeding of the properties of the paragraph and the proceeding which might affect the premises or the security hereof, whether or not a small / commenced.
- 8. The proceeds of any foreclosure sale of the p. ... a hall be distributed and applied it is following order of priority: First, on account of all costs and expenses incident to the foreclosure proceeding, in using all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitution of the proceeding paragraph hereof; second, all other items which under the terms hereof constitution of the proceeding paragraph hereof; second, all other items which under the terms hereof constitution of the proceeding paragraph hereof; second, all other items which under the terms hereof constitution of the proceeding paragraph hereof; second, all other items which under the terms hereof proceeding which might affect the proceeding
- 9. Upon or at any time after the filing of a complaint to forecle at this Trust Deed, the Court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortragors at the time of application for such receiver and without regard to the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be applied to the receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period for redemption, whether there he redemption or not, as well as during a y y "rither times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and as of y powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises our in the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole in the major of the protection of the protection
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision aer of shall be subject to any defer ood and available to the party interposing same in an action at law upon the note hereby sergred.
- 11. Trustee or the holders of the note shall have the right to inspect the premises at all reason times and access thereto shall be mitted for that purpose.
- 12. Trustee has no duty to examine the title, location, existence, or condition of the prem this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereunder, except in case of his own gross negligence or misconduct or that of the agents or employ satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrum debtedness secured by this Trust Deed has been fully paid; and Trustee may execute person who shall either before or after maturity thereof, produce and exhibit to The bereby secured has been paid, which representation Trustee may accept as true without such successor trustee may accept as the genuine note berein described any note which cut do a prior trustee hereunder or which conforms in substance with the descriptorts to be executed by the persons herein designated as the makers thereof; and whe never executed a certificate on any instrument identifying same as the principal note note herein described any note which may be presented and which conforms in substance with the described any note which may be presented and which conforms in substance with the described any note which may be presented and which conforms in substance with the described any note which may be presented and which conforms in substance with the described any note which may be presented and which conforms in substance.
- 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instri

been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee,
shall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the our y
in which the premises are situated shall be second Successor in Trust, Any Successor in Trust hereunder shall have the identical title, power and
authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereund at

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through tagagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND
LENDER, THE NOTE SECURED BY THIS TRUST DEED
SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE
TRUST DEED IS FILED FOR RECORD.

The Installment Note mentioned in the within Trust Deed has been identified herewith under Identification No

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