

Property of Cook County Clerk

TRUST DEED AND NOTE

23 643 190

NO. 26044

Geo E Cole & Co Chicago LEGAL BLANKS

THIS INDENTURE WITNESSETH, That the undersigned as grantors, of Chicago, Cook County of Illinois

for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to Geun S. Paik of Michigan City

County of Cook and State of Indiana the following described Real Estate, with all improvements thereon, situated in the County of Cook in the State of Illinois

Lot 11 in Block 6 in Oliver Salinger and Company's Kimbell Boulevard Addition to North Edgewater, a Subdivision of the North 1/2 of the North West 1/4 of the South East 1/4 and that part of the North 1/2 of the North East 1/4 of the South East 1/4 of Fractional Section 2, Township 40 North, Range 13, East of the Third Principal Meridian, lying West of the West Line of Right of Way of the North Shore Channel of Sanitary District of Chicago in Cook County, Illinois

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 incumbrances and the interest thereon and to keep the property tenantable and in 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 shall with 10% interest thereon, become due immediately, without demand. On default in any payments hereunder, grantor 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 him 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 prevent 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, incumbrances, interest or advancements.

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

\$15,000.00 September 18, 1976 Two years after date for value received I (we) promise to pay to the order of Geun S. Paik

the sum of Fifteen thousand and no/100 \$15,000.00 Dollars at the office of the legal holder of this instrument with interest at the rate of 10% per annum, no interest

And to secure the payment of said amount I/we hereby authorize, irrevocably any attorney of any court of record in any County or State in the United States to appear for us in such court, in term time or vacation, at any time hereafter and to cause a judgment without process in favor of the holder of this instrument for such amount as may appear to be unpaid thereon, together with costs and Twenty-Five Dollars Attorney's fees, and to execute and release all writs which may be necessary to carry such proceedings, and to consent to immediate execution upon such judgment, hereby ratifying and confirming all that my (our) said attorney may do by virtue hereof.

IN THE EVENT of the death, inability, removal or absence from said Cook County of the Trustee, or of his refusal or failure to act, then George Kita of said County, is hereby appointed to be the first successor to this trust, and if for any reason said person 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 to this trust. And when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereby on receiving his reasonable charges.

Witness our hands and seals this 18th day of September, 1976

Signed and Sealed in the Presence of [Signatures]

THIS INSTRUMENT WAS PREPARED BY GEORGE KITA, ATTORNEY AT LAW 3248 N. CLARK ST., CHICAGO, ILL. 60657

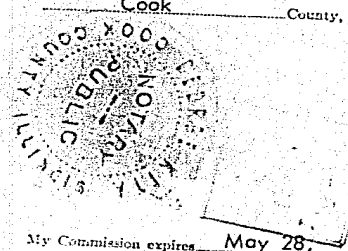
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UNOFFICIAL COPY

Property of Cook County Office

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STATE OF Illinois Cook County, ss.



I, George Kita a Notary Public in and for, and residing in said County, in the State aforesaid, do hereby certify that Hoe C. Lee and Sook Ja Lee, his wife

personally known to me to be the same person whose name is 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 Notary Seal this 18th day of September 1976

My Commission expires May 28, 1980

George Kita Notary Public

23643190

Trust Deed and Note

Leaflet ux TO Park



1976 SEP 20 PM 3 20 SEP 20 2 54 PM '76

Return to 7. Gen 5. Park Ed
GEORGE KITA 2217 Maple Rd
ATTORNEY AT LAW Michigan Ind
3249 N. CORCORAN STREET
CHICAGO, ILL. 60637
Tel: 442-7412

GEORGE COLE & COMPANY

END OF RECORDED DOCUMENT