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TRUST DEED SECOND MORTGAGE FORM (Illinois) **25523204** FORM No. 2202
December, 1975 GEORGE E. COLE LEGAL FORMS

THIS INDENTURE, WITNESSETH, That CHOON K. YANG AND HEE S. YANG, HIS WIFE
(hereinafter called the Grantee), of 601 Huntington Commons Mt. Prospect Illinois
(No. and Street) (City) (State)
for and in consideration of the sum of TWO THOUSAND EIGHT HUNDRED NINETY NINE AND 80/100 Dollars
in hand paid, CONVEY AND WARRANT to Jack A. Clark, Jr.
of 25 East Campbell Arlington Heights Illinois
(No. and Street) (City) (State)
and to his successors in trust hereinafter named for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements hereon, 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 Village
of Mt. Prospect County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART OF:

PARCEL I:

Unit 106 in Lakeside Condominium Building "A" as delineated on survey of the following described Parcel of real estate: That part of Lot 1 in Kenroy's Huntington, being a Subdivision of part of the East 1/2 of Section 14, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded October 28, 1970 as Document Number 21,302,332 in Cook County, Illinois, which survey is attached as Exhibit "D" to Declaration of Condominium Ownership made by Mount Prospect State Bank, as Trustee under Trust Number 270, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 22,850,026, together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration in Cook County, Illinois.

25523204

COOK COUNTY Recorder's Office

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Property of Cook County, Illinois

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 JUL 23 AM 10:29

Sidney K. Olson
RECORDER OF DEEDS

25523204

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor CHOON K. YANG AND HEE S. YANG, HIS WIFE justly indebted upon their one principal promissory note bearing even date herewith, payable

in the sum of \$2,899.80 payable in 60 successive monthly installments each in the amount of \$48.33 commencing on the first day of September, 1980 with interest as therein stated with the final payment to be August 1, 1985 said amount to be payable at the office of Arlington Heights Federal Savings and Loan Association in Arlington Heights, Illinois

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 agreement extending time of payment; (2) to pay when due in each year, all taxes and assessments 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 on 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 Trustee or Mortgagee, and, second, to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagees or Trustees until the indebtedness 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.

IN THE EVENT of failure 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 eight 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 or said indebtedness, including principal and 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 eight 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 and charge of said premises with power to collect the rents, issues and profits of the said premises.

The name of a record owner is: CHOON K. YANG AND HEE S. YANG, HIS WIFE
IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, when Wayne K. Franzen 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 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.

Witness the hand and seal of the Grantor this 18th day of July, 1980

11 00

CKY Choon K. Yang (SEAL)

HSY Hee S. Yang (SEAL)

ARLINGTON HEIGHTS FEDERAL SAVINGS AND LOAN ASSOCIATION

This instrument was prepared by JACK A. CLARK, JR. 25 EAST CAMPBELL, ARLINGTON HEIGHTS, IL 60005 (NAME AND ADDRESS)

25523204

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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Margie Braheny, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Choon K. Yang and Hee S. Yang, his wife

personally known to me to be the same persons whose names they 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 18th day of July, 1980.



Margie Braheny
Notary Public

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES MAY 18 1981
ISSUED THRU ILLINOIS NOTARY ASSOC.

25523204

BOX No. _____
SECOND MORTGAGE
Trust Deed

TO
Mail To: Arlington Hts. 1st Street
25 E. Campbell St.
Arl. Hts., Ill. 60005
Attn: M. Braheny

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT