## UNOFFICIAL COPY

BENESICIADA			Trust 1	Deed			
ASSOCIATES FINANCE, INC. 1770 9130 H HILMAUREE AVE HILES						25815765	
BRANCH EGGE, STREET ADDRESS, CITY AN	DSTATE			ILLINOIS		705 F222 V01 D202	
ACCOUNT NUMBER DUE DEFAULT	CHAPTE IIIAM DATE	EGWAG DA	Rates	POLICE CAR			
MANUEL, CIESS TAIN	6	CREDIT LIFE INS. PREM.	CREDITAS HINS PREM	STATE OF THE STATE			
3141 W CHASE		4666	Į———			TOTAL OF MANHENIS.	
DAMES.	30. 4. 5.			SCHEDULE OF PAY	INENTS .2.4	21024404	
ALIE INEEN	70	2000年10	PAYMENTS ON	AT 229-51	FOLLOWED BY 53	AT 259.81	
THIS INDENTURE	made <u>Harch</u>	18		,19 <u>_81</u> _,6	etweenChoo	Taik Rheem a	nd
Myung Ja Rh	eem, his wife	he	erein referred to a	s "Grantors", an	d R. D. H	cGlynn_	
1225 W. 22r	d Street is "Trustee", witness		0	<u>Dakbr</u>		,	, Illinois,
Agreement herein:	after described, the 1	fotal of Payment	s shr above. e	videnced by one	certain Loan A	eneficiary", the legal I greement of the Gran s promise to pay the I	ntors of even date
in83	consecutive monthly	Installments of \$	250,87		each and a lina	l installment of \$ <u>25</u>	9.81
with the first Instal	lment beginning on _	April 2		(MONTH & D	ir)		, 19 <u>87</u>
		ng on the same o	lay of each nor	n 'ereafter until	fully paid. All of	said payments being	
6138 II. IIII from time to time.		Hiles		Illinois, o	r at such place a	is the Beneficiary or	other holder may,
	amount of the Loan A						
deed and the perfo	rmance of the covena paid, the receipt whe	nts and agreeme	nts herein contain	اد 'ed. by the G 'an	rsito be performe	ns, provisions and limi d, and also in consider RRANT unto the Trus	ation of the sum of
Real Estate and all	of their estate, right, t	title and interest t	herein, situate, ly	ing and being in t	he <u>Ci croî</u>	Chicago	
COUNTY OF Lot 25 in Time	Cook						FILLINOIS, to wit:
Range 13 East according to the page 24, in Coo	of the Third I ne plat there ok County, Ill	Principal Princi	leridian (e l June 16, :	xcept the S 1952 as doo so known as	South 33 fe sument 1538	et token for	102 of Plats,
	perty hereinafter desc th improvements and				hts, privileges, in	terests, rents an 1 pro	fits.
TO HAVE AND trusts herein set for rights and benefits This trust deed incorporated hereis	TO HOLD the premis	ses unto the said ts and benefits un aby expressly rel s. The covenants re a part hereof a	Trustee, its such der and by virtue ease and waive. I, conditions and and shall be bind	cessors and assi e of the Homeste provisions appea ing on the Grant	gns, forever, for ad Exemption L aring on page 24 ors Heir Whs,	the purposes, and u aws of the State of .!! herse side of th successors and assi	o, the uses and hois, which said
3 6 2 4				170.			(85/1)
	On R	h	(SEA	다 한반 <b>5</b> 나는 현	REOC	REER ANDER	SEAL)
	,					U	
THE PARTY OF THE P	ss.	a Notary P <b>ublic</b> ia	Robert H <u>. I</u> Randfor and res	<u>'ravenhoffe</u> idino in seid Cou	T NATIONAS TAKE	Joresald, DO HEREB	Y CERTIFY (NHA)
County of "Cook	,		C Rheem and				ರ
who are	personally known to	me to be the sam	e person S	whose name	<u>s</u> s	ubscribed to the fore	going Instrument, 👊
appeared before me	this day in person an	nd acknowledged	that <u>they</u>			signed, sealed	and delivered the
said Instrument as _ and waiver of the rig	their			ary act, for the us	es and purposes	therein set forth, incl	uding the release
·-	my hand Notarial Sea	al this	8th	day of	Harch	with.	, A.D. 19 <u>83</u> .
		*	-	1 meus	<u> </u>		OTARY PUBLIC
				∤ My C	ommission Expires	Mill 59, 7303	
This instrument was	prepared by	construction of the	4.	0220 ::			777 (0/10
B. Daniels	(NAME)	173.2	4.4	STIR N.	Hilwaukee	Ave., Niles,	<u>111. 6064</u> 8
666755 REV. 6-80	\ \	00	WHALL		2	501cm	

2. Grantors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to Beneficiary duplicate receiptr, repetor. To prevent default hereunder Grantors shall pay in full under protest, in the manner provided by statue, any tax or assessment which Grantor my desire to contest.

3. Grantors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire lightning / windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the san e or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Beneficiary, under insurance policies payable, in case of lois of change, to Trustee for the benefit of the Beneficiary, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to Beneficiary, and in case of insurance about to expire, shall deliver renewal policies than ten days prior to the respective dates of expiration.

4. In case of d. (a. ), therein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinbefore required of Grantors in any form and manner over used expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, comprimise or settle any tax lien or other prior tien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney lies, and any other moneys advanced by Trustee or Beneficiary to protect the mortgaged premises and the lien hereof, shall be so much additional indebter assecured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of nine per cent per annum final tion of Trustee or Beneficiary shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of the part

5. The Trustee or Beneficiary hereby so Luched making any payment hereby authorized relating to taxes or assessments; may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, for feiture, tax lien or title or claim thereof.

6. Grantors shall pay each item of indebte lines; herein mentioned, both principal and interest, when due according to the terms hereof. At the option of Beneficiary, and without notice to Granton, impaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the Loan Agreement or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment on

7. When the indebtedness hereby secured shall become diewill sher by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the lien hereof. In any sult to foreclose the lien hereof; here shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or the held of Trustee or Beneficiary for attorney's fees, Trustee's fees, appraisers' fees, outlay for documentary and expert evidence, stenographers' charger, pullication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title vor. of est and examinations, guarantee policies. Torrens certificates, and similar data and assurances with respect to title as Trustee or Beneficiary may de milly be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true. So mill on of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much auditir no indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of nine per cent per annum, when paid or incurred by Trustee or Beneficiary in connection with (a) any proceeding, including probate and benkruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any thrustee, desuit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and app. — in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are month, and in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidence. I by the Loan Agreement, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the Loan Agreement; tour i, a y overplus to Grantors, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which sur a bill is filled may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solve or or insolvency of Grantors at the lime of application for such receiver 319 without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, is such and profits of said premises during the pendency of such foreclosure suit and such receiver shall have power to collect the rents, is such and profits of said premises during the pendency of such foreclosure suit and such as a deficiency, during the full statutory peric did for temption, whisher there be redemption or not, as well as during any further times where Grantors, except for the intervention of such receiver work. I also the provers which may be necessary or are usual in such cases for the protection, possible, or entitled to collect such and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver of pply the net thome in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this trust if any or any tax, special secured hereby or of such decree, provided such applications in side into to foreclosing. assessment or other lich which may be or become superior to the Ilien hereof or of such decree, provided such application is if ade prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good for available to the party interposing same in an action at law upon the Loan Agreement hereby secured.

11. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that

purpose.

12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be table for any case of gross negligence or misconduct and Trustee may require indomnities satisfactory to Trustee before or 13. Upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been the Trustee shall have full authority to release this trust deed, the fien thereof, by proper instrument.

14. In case of the resignation, inability or refusal to act of Trustee, the Beneficiary shall have the authority successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee. 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of gross negligence or misconduct and Trustee may require indomnities satisfactory to Trustee before exercising any power herein given.

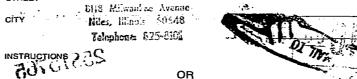
13. Upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid, either before or after maturity, the Trustee shall have full authority to release this trust deed, the lien thereof, by proper instrument.

14. In case of the resignation, inability or refusal to act of Trustee, the Beneficiary shall have the authority to appoint a Successor in Trust. Any

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Grantors and all persons claiming under or through Grantors, and the word "Grantors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed. The term Beneficiary as used herein shall mean and include any successors or assigns of Beneficiary.

My Caparistian Espacs April 25, 1833 BMAN ASSOCIATES FINANCE, INC. 10118 Milwantee Avenue Niles, Illinois 50548

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE



END OF RECORDED DOCUMENT