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TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS)

This Indenture, WITNESSETH, That the Grantor
MICHAEL CHIN KIM, a/k/a YANG CHIN KIM & SOON NYO KIM, HIS WIFE

26742378

of the City of Chicago County of Cook and State of Illinois
for and in consideration of the sum of THIRTY FOUR HUNDRED THIRTEEN & 88/100 Dollars
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee
of the County of Chicago County of Cook and State of Illinois
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 thereon, including all heating, gas and plumbing appar-
atus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated
in the City of Chicago County of Cook and State of Illinois, to-wit:

The West 23.33 feet of Lot 9 in Block 5 in the Subdivision of Blocks
4 & 5 in Forest Glen, being a Subdivision of the Northeast fractional
Quarter of Section 9 Township 40 North, Range 13, East of the Third
Principal Meridian, commonly known as: 5040 W. Berwyn, Chicago, IL

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 MICHAEL CHIN KIM, a/k/a YANG CHIN KIM & SOON NYO KIM
justly indebted upon their one principal promissory note bearing even date herewith, payable
TOP LINE HOME IMPROVEMENT CO., for the sum of THIRTY FOUR HUNDRED
THIRTEEN AND 88/100 (\$3413.88) dollars
payable in 36 successive monthly instalments each of \$94.83 and
on the note commencing on the 26th day of Sept. 1983, and on the same date of
each month thereafter, until paid, with interest after maturity at the highest
lawful rate.

26742378

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note provided, or
according to any agreement extending time of payment; (2) To pay prior in the first day of June in each year, all taxes and assessments against said premises,
and on demand to establish records 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 on said premises
and 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 it; (6) That mortgage indebtedness, with interest attached hereto, in the first Trustee or Mortgagee, and, second, to the Trustee herein as if in title; (7) That
may appear, which policies shall be let and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (8) To pay all prior indebtedness,
and the interest thereon, at the time or times when the same shall become due and payable.

In the event of failure on the part of the grantor to insure, or pay taxes or assessments, or the prior indebtedness 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 indebtedness 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 seven per cent. per annum, shall be as much additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest
shall, at the option of the holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at
seven 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 complainant in connection with the foreclosure here-
of including reasonable solicitor's fees, outlays for documents, evidence, attorney'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 pro-
ceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall 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 a release hereof given, until all such expenses
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the heirs, executors, administrators
and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that
upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party
claiming under said grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said
premises.

In the event of the death, removal or absence from said County of the grantor, or of his refusal or failure to act, then
Thomas S. Larsen 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 active 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 the reasonable charges.

Witness the hand and seal of the grantor this 15th day of August A. D. 19 83
Yang Chin Kim (Michael) (SEAL)
Soon Nyo Kim (SEAL)
(SEAL)
(SEAL)

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State of Illinois } ss.
County of Cook

I, JOANNE E. KOLODZIEJ

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
YANG CHIN KIM AND SOON NYO KIM
MICHAEL CHIN KIM

personally known to me to be the same person whose name S. KIM 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.

Witness under my hand and Notarial Seal, this AUGUST 15, 1983 day of _____ A. D. 19__

Joanne E. Kolodziej
Notary Public

MY COMMISSION EXPIRES 6-27-87



Property of Cook County Clerk's Office

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Box No. 246

SECOND MORTGAGE

Trust Deed

MICHAEL CHIN KIM a/k/a YANG

CHIN KIM & SOON NYO KIM, his wife

TO

JOSEPH DEZONNA, Trustee

THIS INSTRUMENT WAS PREPARED BY:

L. J. LaMotte

NORTHWEST NATIONAL BANK
3985 N. Milwaukee Avenue
Chicago, IL 60641

26742378

END OF RECORDED DOCUMENT