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TRUST DEED

696199

Sidney H. Olsen

1984 FEB -6 PH 3: 14

36958909 THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made February 1.

1984 , between

JOSHUA YAPP, CHONG J YEH AND WU S LEE

herein referred to as "Mortgagors", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT. WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Linewith Note hereinafter described, said .ega' holder or holders being herein referred to as Holders of the Note, in the principal sum of

JN. HUNDRED THOUSAND (\$100,000.00) and no/100

Dollars.

evidence by one certain Bistantent Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER

and delivere 1, in 1.13 by which said Note the Mortgagors promise to pay the said principal sumministration as follows:

ONE HUMBRED THOUSAND (\$100,000.00) and no/100 of Karaka on the 1st day of February 1985 and and all of said principal and interest of all nade payable at such banking house or trust company in Chicago, Illinois, as the holders of the note may from time to time, in writing appoint, and in absence of such appointment, then at the office

of Paul T. Wigoda in said City, NOW, THEREFORE, the Mortgagors to secure a avment of the said principal sum of money and said interest in accordance with the re-ms, provisions and limitations of this trust deed, and the jet immance of the covenants and agreements herein contained, by the Mortgagors to be performed and also in consideration of the sum of One Dollar in and paid the receipt whereof is thereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following a scribed Real Estate and of their estate, right, title and interest therein, situate, lying and being in the City of Chicago COUNTY OF COOK AND STATE OF ILLINOIS

Lot four (4) in Block ten (17) in North Shore Boulevard Subdivision of the Fast half of the South West quarter (except the South Thirty (30) acres thereof) of Section 'n'i+y-two (32) Township forty-one (41) North, Rance fourteen . (14) East of the Third Principal Meridian

mailto: Paul T Wigoda 100 West Kranoi Civ. Chicago, Illinois (10610

which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, iss es and rofits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with. """ es state and not secondarily), and all apparatus, equipment or articles now on hereafter therein or thereon used to supply heat, gas, air conditioning, "ter" gain, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, windor shades, storing doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the declared to be a part or sa' real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the p. en set y the more taggors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts at forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits and the Mortgagors to hereby expressly release and weight.

set forth, free from all rights and benefits under and the Mortgagors do hereby expressly release and waive.

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagors, their heirs, successors and and rider attached borote consisting of

assigns, and richer actually	ed here to consisting or one page	·
WITNESS the hand and	seal of Mortgagors the day and year first	above written.
x Joshupp	P (SEAL)	Jec-Shif- ISEAL
chirth	SEAL!	[SEAL
STATE OF ILLINOIS,	HARRY K MAYER	Α
County ofCOOk		nty, in the State aforesaid, DO HEREBY CERTIFY THAT
County of		

who is personally known to me to be the same person. foregoing Instrument, appeared before me this day in person and acknowledged that theu free and voluntary act, for the uses and signed, sealed and delivered the said Instrument as _ thesr_ purposes therein set forth.

Given under my hand and Notarial Seal this
/4-J V1194

Noturial Seal

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Form 134 Trust Deed — Individual Mortgagor — Secures One Instalment Note with Interest in Addition to Payme 75

Page 1

RIDER

698**1.99**

THIS PIDER, is attached to and made part of a certain Trust Deed dated February 1, 1984 by and between the Chicago Title and Trust Company as Trustee and Joshua Yapp herein referred to as Moragagor.

- 1. The morty of hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Trist Deed, on his own behalf and on behalf of each and every rerson, decree or judgment creditor of the morgagor, acquiring any interest in or title to the premises subsequent to the date of this trust Deed.
- 2. The Mortgagor agrees to and shall pay to the Trustee or the Trustee's nomined of the first day of each and every month during the term of this Trust Deed a sum equal to one-twelfth (1/12) of the amount of the real estate taxes on the premises covered by the Trust Deed for the preceding calendar year. In addition to the tax deposits herein set forth in this paragraph 2, the Mortgagor shall deposit the sum equal to 7/12 of the 1983 taxes computed on the basis of the 1982 real estate taxes, said deposits to be paid to the Trustee or the Trustee's nominee.
- 3. It is hereby agreed that the Mortgagor shall have the right to prepay any part of or all of the debt without penalty.

Joshua Yapp

Chong J. Yeh

Wu S. Lee

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ACARO TILE AND JELEST, TOWNANA, Fruiten

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