



CHICAGO TITLE AND TRUST COMPANY
TRUST DEED

#811
3 3 2 5 6 1 3

85256213

DEPT-41 RECORDING
RECORD TRANSLATION
OCT 22 1985

CTTC THE ABOVE SPACE FOR RECORDER USE ONLY 5-256213

THIS INDENTURE made October 22, 1985 between

SIK HWAN KANG AND DONG W. KANG, HIS WIFE

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 holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

SEVENTY-TWO THOUSAND AND NO/100 (\$72,000.00) Dollars,

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

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from October 22, 1985 on the balance of principal remaining from time to time unpaid at the rate of 12 1/2 percent per annum in installments (including principal and interest) as follows:

SEVEN HUNDRED SEVENTY-ONE & NO/100 (\$771.00) Dollars or more on the 1st day of November 1985 and SEVEN HUNDRED SEVENTY-ONE (\$771.00) Dollars or more on

the 1st day of each month thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of October, 2014. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each installment unless paid when due shall bear interest at the rate of 17% per annum, and all principal and interest being made payable at such banking house or trust company in MELROSE PARK, 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 GRAND INVESTMENT COMPANY, 8315 W. NORTH AVENUE, MELROSE PARK, ILLINOIS 60160.

NOW, THEREFORE, the Mortgagors do secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, & by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situated, lying and being in the City of Chicago COUNTY OF Cook AND STATE OF ILLINOIS, to-wit:

Lot 31 in Block 20, also all that part of Lot 'D' lying West of and adjoining the alley dedicated by the plat dated February 3, 1926 and recorded February 19, 1926 as Document 9185287, together with all the vacated alley lying West and adjoining said Lot 'D' which lies within the North and South Lines of Lot 'D' which lies Block 20, all in W. F. Kaiser and Company's Arcadia Terrace, being a Subdivision of the North 1/2 of the South East 1/4 (except the West 33 feet thereof), and the South East 1/4 of South East 1/4 of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX TAX NO. 13-01-420-006. MI.

which, with the property hereinafter described, is returned to herein as the "premises". TOGETHER with all improvements, attachments, easements, fixtures, and appurtenances therein, including, and all rents, issues and profits thereof for so long and during all such times as Mortgage may be entitled thereto, which are provided primarily for the use and enjoyment of said real estate and not secondarily, and all apparatus, equipment or articles now or hereafter therein or thereon, including, but not limited to, heating, air conditioning, water, light, power, refrigeration (whether single units or central), air conditioning and similar apparatus, and all other fixtures, and all the foregoing, screens, window shades, storm doors and windows, fire extinguishers, beds, lamps, pictures and wall hangings. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors 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 uses of the uses and trusts herein set 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 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 assigns.

WITNESS the hand, s and seal s of Mortgagors the day and year first above written.

SIK HWAN KANG

DONG W. KANG

STATE OF ILLINOIS.

County of COOK } SS

Notary Public in and for and residing in said County in the State of Illinois DO HEREBY CERTIFY THAT SIK HWAN KANG AND DONG W. KANG, HIS WIFE

who are personally known to me to be the same person s whose name s are 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.

Given under my hand and Notarial Seal this 22nd day of October 1985

Notarial Seal

THIS DOCUMENT PREPARED BY LEONARD A. CANELL, 69 W. WASHINGTON STREET, CHICAGO, ILLINOIS 60602

85256213 -00-256213

UNOFFICIAL COPY

Chicago, Illinois PLACE IN RECORDER'S OFFICE BOX NUMBER

MAIL TO: CMEL, ANONSON & WHITED Attorneys-at-Law Suite 930 69 Washington Street Chicago, Illinois

FOR RECORDER'S INDEX RECORDS DESCRIBED PROPERTY HERE INSERT STREET ADDRESS OF ABOVE 5741 N. Rockwell

CHICAGO TITLE AND TRUST COMPANY CHICAGO TITLE AND TRUST COMPANY

81296255

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED)
1. Mortgages shall promptly repair, restore or rebuild any buildings or improvements or hereafter situated on said premises insured against loss of damage by fire...
2. Mortgages shall pay before any general taxes, special taxes, assessments, water charges, sewer charges, and other charges against the premises when due, and shall, upon written request, transmit to Trustee or to holder of the note...
3. Mortgages shall pay before any general taxes, special taxes, assessments, water charges, sewer charges, and other charges against the premises when due, and shall, upon written request, transmit to Trustee or to holder of the note...
4. In case of default thereon, Trustee or the holder of the note may, but need not, make any payment or perform any act hereunder...
5. The Trustee or the holder of the note hereby secured making any payment hereunder authorized related to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public officer without inquiry into the accuracy of such bill...
6. Mortgages shall pay each item of indebtedness hereon mentioned, both principal and interest, when due according to the terms hereof...
7. The Trustee or the holder of the note, in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in the note...
8. The Trustee or the holder of the note, in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in the note...
9. The Trustee or the holder of the note, in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in the note...
10. The Trustee or the holder of the note, in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in the note...

17. It is hereby further agreed that should the Mortgagee fail, through negligence, to insure, maintain, keep or to protect and preserve all or any part hereof, the Mortgagee shall have the right to...
18. It is further agreed that should the Mortgagee fail, through negligence, to insure, maintain, keep or to protect and preserve all or any part hereof, the Mortgagee shall have the right to...
19. It is further agreed that should the Mortgagee fail, through negligence, to insure, maintain, keep or to protect and preserve all or any part hereof, the Mortgagee shall have the right to...
20. It is further agreed that should the Mortgagee fail, through negligence, to insure, maintain, keep or to protect and preserve all or any part hereof, the Mortgagee shall have the right to...