

TRUST DEED  
SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

84539804

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties including merchantability and fitness are excluded.

THIS INSTRUMENT WITNESSETH that Moon K. Kim and  
Christine S. Kim, his wife

(hereinafter called the Grantor), of 315 E. Ivy,  
Arlington Heights, Illinois 60004

(No. and Street) (City) (State)  
for and in consideration of the sum of TEN AND NO/100 (\$10.00)

----- Dollars  
in hand paid, CONVEY AND WARRANT to THE KOREA FIRST  
BANK, Chicago Branch  
of 11 E. Adams, 5500, Chicago, Illinois 60603

(No. and Street) (City) (State)  
as Trustee, and to his successors in trust hereinafter named, the following described real  
estate, with the improvements thereon, 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 County of Cook and State of Illinois, to-wit:

Above Space For Recorder's Use Only

LOT 28 IN IVY HILLS SUBDIVISION OF UNIT '5-A', A RESUBDIVISION OF THE  
NORTH 16 ACRES (EXCEPT THE NORTH 195 FEET THEREOF) OF THE NORTH EAST  
1/4 OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-17-104-034, (315 E. Ivy, Arlington Heights, IL 60004)

Hereby releasing and waiving all rights made, 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 is justly indebted upon ONE principal promissory note bearing even date herewith, payable on demand  
in the principal amount of US\$50,000.00 with interest as provided therein.  
The Grantor covenants and agrees to pay said indebtedness and the interest  
thereon as herein or in said note(s) provided, and to pay any and all in-  
debtedness of any and every kind now or hereafter owing and to become due  
from the Grantor to the Grantee or Trustee herein, or its successors in  
trust, howsoever created or arising, whether under any instrument, agree-  
ments, guarantees or dealings of any and every kind now existing or here-  
after entered into between the Grantor and the Grantee, Trustee or  
otherwise and whether direct, indirect, primary, secondary, fixed or  
contingent, together with interest and charges provided, and any and all  
renewals or extensions of any of the foregoing.

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 to insure all buildings or improvements on said  
premises that may have been destroyed or damaged, (4) that waste to 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 here to the first Trustee or Mortgagee, and second, to the  
Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee 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 so 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 the rate of \_\_\_\_\_ percent 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 of said indebtedness, including principal and all 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 the rate of \_\_\_\_\_ percent 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 documentally evidence, stenographer's charges, cost of procuring or compiling 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 the 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 rescinded 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 or charge of said premises with power to  
collect the rents, issues and profits of the said premises.

The name of a record owner is Moon K. Kim and Christine S. Kim, his wife  
IN THE EVENT of the death, removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then

of said County is hereby appointed to be first successor in this trust;  
and if for any like cause shall 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 of 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.

This trust deed is subject to \_\_\_\_\_

Witness the hand and seal of the Grantor this 12th day of November, 1986

Please print or type name(s)  
below signature(s)

(SEAL)  
MOON K. KIM  
(SEAL)  
CHRISTINE S. KIM

This instrument was prepared by Jay H. Kim, 3254 W. Lawrence Avenue, Chicago, IL 60625  
(NAME AND ADDRESS)

84539804

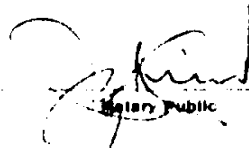
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STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Moon K. Kim and Christine S. Kim, his wife personally known to me to be the same persons whose names 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12th day of November, 1986.

(Impress Seal Here)

  
Notary Public

Commission Expires March 7, 1990

8553804

DEPT-01 RECORDING \$11.25  
T#3333 TRAN 2292 11/13/86 15:30:00  
#4175 # A \* -86-538804  
COOK COUNTY RECORDER

113

86 538804

BOX No. \_\_\_\_\_  
**SECOND MORTGAGE**  
**Trust Deed**  
\_\_\_\_\_  
\_\_\_\_\_  
TO  
\_\_\_\_\_  
\_\_\_\_\_

Mail to:  
THE KOREA FIRST BANK  
CHICAGO BRANCH  
11 E. ADAMS ST., S500  
CHICAGO, IL 60603

GEORGE E. COLE  
LEGAL FORMS