

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

86-173325

THIS INDENTURE WITNESSETH, THAT Young-Illo Park and Ae-Kyung Park, his wife, hereinafter called the Grantor, of
 4619 Wesley Terrace Schiller Park, IL
 (No and Street) for and in consideration of the sum of \$18, Thousand Two Hundred
 Nine and 40/100 Dollars in hand paid, CONVEY S. AND WARRANT S. to Freedom Federal Savings Bank
 of 600 Hunter Drive, Oak Brook, Illinois
 (No and Street) 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 appertaining 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

Real Estate Index Number: 12-15-114-004 -P

Lot 41 In Statford Manor, a Sub. In the North Section of Robinson's Reserve In Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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 is justly indebted upon a(n) installment note dated April 1, 1986, payable to the order of and delivered to the Trustee, in and by which note the Grantor promises to pay the principal sum of Four Thousand Six Hundred and 00/100 DOLLARS, \$4,600.00, in 59 installments of \$103.79 each beginning May 5, 1986, and a final installment of balance payable on April 5, 1991, and all of said indebtedness is made payable at such place as the holders of the note may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the holder, Freedom Federal Savings Bank, 600 Hunter Drive, Oak Brook, IL.

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 restore said 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 make such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first to the first Trustee, Mortgagor, and second, to the Trustee herein, as then interests may appear, which policies shall be left and remain with the said Mortgagor or Trustee until the indebtedness is fully paid; (6) to pay all prior imitations, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior imitations 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 imitations and the interest thereon from time to time, and all money so paid, the Grantor agrees to pay immediately without demand and the same with interest thereon from the date of payment at 12.50 per cent per annum shall be so paid; additional indebtedness secured hereby.

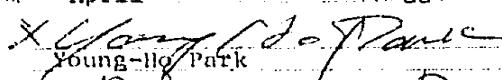
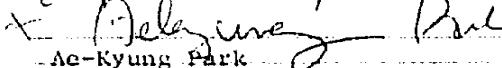
IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including all unpaid and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and interest thereafter from time of such breach at 12.50 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all 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 documentary evidence, stenographer's charges, cost of procuring or completing a abstract showing the whole title of said premises embracing a 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 any 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 release herein 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 Young-Illo Park and Ae-Kyung Park, his wife, County of the grantee, or of his resignation, refusal or failure to act, then Freedom Federal Savings Bank, 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 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 n/a

Witness the hand 8 and seal 8 of the Grantor this 5th day of April 1986.

 (SEAL)
 Young-Illo Park
 (SEAL)
 Ae-Kyung Park

Please print or type names below signatures!

This instrument was prepared by

Freedom Federal Savings Bank
 (NAME AND ADDRESS)

600 Hunter Drive
 Oak Brook, IL 60521

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF DuPage } SS.

I, Hien N. John, a Notary Public in and for said County, in the

State aforesaid, DO HEREBY CERTIFY that

Young Ho Park and
Ae Kyung Park,

personally known to me to be the same person whose name 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 a 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 5th day of April, 1986

(Impress Seal Here)

Ch. Daeha
Notary Public

Commission Expires 10-14-86

-86-173325

2 MAY 86 10:30

RECEIVED IN CLERK'S OFFICE - 1000 S. WOODSTICK RD., CHICAGO, IL 60614

BOX NO. _____
SECOND MORTGAGE
Trust Deed

TO

11.00 E



FREEDOM FEDERAL SAVINGS BANK
600 HUNTER DRIVE
OAK BROOK, IL 60521