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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made January 20, 1987, between JOKIM, INCORPORATED, a corporation organized under the laws of Illinois, herein referred to as "Mortgagor", and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Principal Promissory Note hereinafter described, said legal holder or holders being herein referred to as Holders Of The Note in the Principal Sum of

ONE HUNDRED THOUSAND and No/100ths (\$100,000.00) DOLLARS,

evidenced by one certain Principal Promissory Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BEARER KOREA FIRST BANK, 11 East Adams Street, Chicago, Illinois 60603,

and delivered, in and by which said Principal Note the Mortgagor promises to pay the said principal sum on demand at any time with interest thereon from time to time unpaid until maturity at the rate of prime rate plus 2% per annum, payable semi-annually on the day of and of each month in each year; all of said principal and interest bearing interest after maturity at the rate of prime rate plus 3% per annum, and all of said principal and interest being made 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 KOREA FIRST BANK, 11 East Adams Street, Chicago, Illinois 60603.

NOW, THEREFORE, the Mortgagor to 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 Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 6 (except the East 25 feet) and the South 25 feet of Lot 7 in Logan's Subdivision of Lot 1 in the Assessor's Division of the South East quarter of the South East quarter of the South West quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 338-48 East 47th Street & 4651-53 S. Calumet Ave., Chicago, Ill.

Permanent Real Estate Index Numbers 20-03-323-013 Lot 7 20-03-323-014 " 6 \*

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, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. 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 mortgagor or its 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 herein set forth.

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 mortgagor, its successors and assigns.

In Witness Whereof said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its President and attested by its Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the Board of Director of said corporation. Said resolutions further provide that the principal note herein described may be executed on behalf of said corporation by its President.

JOKIM, INCORPORATED

BY Hyo Kwan KIM ASSISTANT PRESIDENT

ATTEST: Hyo Kwan KIM ASSISTANT SECRETARY

Corporate Seal

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

Hyo Kwan KIM, Assistant President of the JOKIM, INCORPORATED,

and Hyo Kwan KIM, Assistant Secretary

of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of January, A.D. 1987.

NOTARY PUBLIC

Notarial Seal



The undersigned hereby acknowledge that they are justly indebted upon this Principal Note payable on demand with interest as provided. The undersigned covenant and agree to pay said indebtedness and the interest thereon as herein provided, and to pay and all indebtedness of any and every kind now or hereafter owing and to become due from the undersigned to the above-named bank or its successors in trust, howsoever created or arising, whether under any instrument, agreements, guarantees or dealings of any and every kind now existing or hereafter entered into between the the undersigned and the bank 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 undersigned herein represent and agree that the obligation secured hereby constitutes a business loan which comes within the purview of Subparagraph (c) of Section 4 of "An Act in relation to the rate of interest and other charges in connection with sales on credit and the lending of money," approved May 24, 1879, as amended, 1985 ILL. REV. STAT., Ch. 17, Sec. 6404(c).

It is hereby further agreed that should the undersigned sell, convey, transfer, dispose of or further encumber said property or any part hereof, the Payee herein shall have the right at its option to declare all sums hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transaction.

The undersigned do hereby authorize irrevocably any attorney of any Court of Record to appear for the undersigned Debtors in such Court, during term time or vacation, at any time after maturity and to confess judgment without process against the undersigned Debtors in favor of the holder of this Note, for such amount as may appear to be unpaid thereon, together with interest, costs of collection and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings and consent to immediate execution upon said judgment, hereby ratifying and confirming all that said attorney may do by virtue hereof.

DEPT-01 RECORDING 87045566 25  
T#3333 TRAN 5247 01/23/07 10:08:00  
#0468 # A # 67-045546  
COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

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