

UNOFFICIAL COPY



TRUST DEED

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THIS INDENTURE, made May 21, 1987 between

SUNG MOK KO and YUNG NIM KO, 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 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

SIXTY THOUSAND and No/100ths (\$60,000.00) ----- DOLLARS,

evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF MAYFAIR BANK, 6300 North Pulaski Road, Chicago, Illinois 60646,

and delivered, in and by which said Principal Note the Mortgagors promise to pay the said principal sum ON DEMAND with interest on the principal balance from time to time unpaid until maturity at the rate

of prime rate plus two-one and a half per centum per annum, payable each month: all of said principal and interest

bearing interest after maturity at the rate of prime rate plus three per cent 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 MAYFAIR BANK, 6300 North Pulaski Road, Chicago, Illinois 60646.

NOW, THEREFORE, the Mortgagors 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 Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do 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, situate, lying and being in the City of Chicago, COUNTY OF Cook AND STATE OF ILLINOIS.

to wit:

(The Legal Descriptions attached hereto are expressly made a part hereof.)

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It is hereby agreed that should the Mortgagor sell, convey, transfer, dispose of or further encumber said property or any part hereof, the Mortgagee shall have the right, at his option, to declare all sums secured 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.

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 Mortgagors may be entitled thereto (which are pledged primarily and 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, 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 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 set forth upon 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 hands and seals of Mortgagors the day and year first above written.

[SEAL]

Sung Mok Ko
Sung Mok Ko [SEAL]

[SEAL]

Yung Nim Ko
Yung Nim Ko [SEAL]

STATE OF ILLINOIS,

COUNTY OF COOK

} SS I, _____, the undersigned,
a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
SUNG MOK KO and YUNG NIM KO, his wife,

who ARE 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.

Given under my hand and Notarial Seal this 12th day of May, 1987.

Notarial Seal

[Signature]
Notary Public

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That part of Lot 2 in Hubbard and LeBoynes Subdivision of Block 6 in the partition of the North 3/4 of the East half of the South East quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the South East coener of Lot 2, thence Northwestery along the Easterly line of Lot 2 to the North line of the South half of Lot 2; thence Westerly along the Southerly line of the North half of Lot 2 to the Easterly line of the Northwestern Elevated Railroad right of way; thence South East along the Easterly line of the Northwestern Railroad right of way to the South line of lot 2; thence Easterly along the South line of Lot 2 to the point of beginning, in Cook County, Illinois.

Commonly known as 3370 North Clark Street, Chicago, Illinois 60657

Permanent Real Estate Index Number 14-20-418-016

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COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

7/10/2017

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