



TRUST DEED

UNOFFICIAL COPY

No. 432

88146330

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made

March 31,

1988, between

SANG KI LEE AND JAEOK LEE, 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 Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of

ONE HUNDRED SIXTEEN THOUSAND AND NO/100 (\$116,000.00) -----

Dollars,

evidenced by one certain Instalment 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 March 31, 1988 on the balance of principal remaining from time to time unpaid at the rate of 9 1/2 per cent per annum in instalments (including principal and interest) as follows:

ONE THOUSAND TWO HUNDRED TWELVE AND NO/100 (\$1,212,00) --- Dollars or more on the 1st day of April 19 88, and ONE THOUSAND TWO HUNDRED TWELVE AND NO/100 --- 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 March, 2003. 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 instalment unless paid when due shall bear interest at the rate of 15% 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 RAND INVESTMENT COMPANY MEMORIAL 2850 North Central Avenue, Chicago, Illinois 60634

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 Village of Arlington Heights COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 81 in Chatelaine Subdivision, Unit No. 4, being a Subdivision of part of the West Half of the Northwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Arlington Heights, Cook County, Illinois.

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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 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, 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, indoor 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 hereinafter 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 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 hand _____ and seal _____ of Mortgagors the day and year first above written.

(SEAL)

Jaeok Lee

(SEAL)

SANG KI LEE

(SEAL)

JAEOK LEE

(SEAL)

STATE OF ILLINOIS,

1.

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY

County of COOK } SS. THAT SANG KI LEE AND JAEOK LEE, HIS WIFE

who are personally known to me to be the same person as 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 31st day of March 19 88.

Anita A. George Notary Public

Notarial Seal

Form 807 Trust Deed - Individual Mortgagor - Secures One Instalment Note with Interest included in Payment.
R. 11/75

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~~Arranging for heights, IL 60004~~

COPY PLACE IN RECD ORDERS OFFICE BOX NUMBER
L Chicago, IL 60601 144-9250 NOV 11 1978

4

2 East Brookwood
DESCRIBED PROPERTY HERE
NUMBER STREET ADDRESS OF ABOVE
FOR RECORDS INDEX PURPOSES

LAURENCE H. MEINER

MAIL TO:

IMPORTANT! GOER THE PROTECTION OF BOTH THE BORROWER AND LENDER. THE INSTALMENT NOTE SECURED BY THIS TRUST DEED SHOULD BE HELD BY CHICAGO TITLE AND TRUST COMPANY, TRUSTEE. BEFORE THE TRUST DEED IS FILED FOR RECORD.

CHICAGO TITLE AND TRUST COMPANY
12333 S.
Identification No. *[Signature]*

By *[Signature]*
Assistant Secretary/Assistant Vice President

44. Trustee may retain by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed, in case of the registration, inability of retainer to act of trustee, the then Recorder of Deeds of the county in which this instrument shall have been registered shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as were given trustee.

13. Trustee shall release this instrument to the trustee upon payment of the amount due and interest thereon, and the trustee may exercise and deliver a power of sale in accordance with the terms of this instrument.

1.2. Turner has no duty to examine the title, location, existence or condition of the premises, to inquire into the validity of the deed or to exercise care, ability, or authority unless expressly obligated by his terms hereof, nor shall Turner be liable for any acts or omissions herein, except in his own gross negligence or misconduct or that of his agents or employees of Title, and it may require indemnities, exculpatory to it or otherwise extending any power herein given.

11. To the party incorporated in an action hereof shall be subject to any defense which would be good and available to the corporation or to the person or persons from whom it derived its title.

independent from time to time may authorize the receiver to apply the net income to his funds in payment in whole or in part of: (a) The funds deposited hereby, or by any decree foreclosing this trust deed, or any tax, premium assessment or other lien which may be on become supererior to the lien hereof or of such decree, provided such application is made prior to the close of sale and deliciency.

similarly, issues and priorities of said permission, whether it inheres in the personality of such individual or not, as during any further times when Mortgagee, except for the cancellation of such receiver, would be entitled to collect such rents, issues and/or profits, and all other powers which may be necessary or convenient, during the time usual in such cases for the protection, possession, control, management and operation of the premises during the said period. The

receptions, interviews or discussions, at a short notice may appear. Upon the first notice in which such bill is filed my authority of receiver of receipts, expenses, etc., to foreclose his trust deed, the court in which such bill is filed may appoint a receiver of

8. The proceeds of any lottery will be used to solve the problem of all other items which are mentioned in the following order of priority: First, on account of all costs and expenses related to the purchase price of items such as are mentioned in the preceding paragraph; second, on account of all other items which are mentioned in the preceding paragraph; third, all principal and interest remitted on the note; fourth, any overplus to Mortgagors, other heirs, legatees or beneficiaries.

commodification of information, a market for the protection of rights, a goal of proceeding which might affect the premises or of the security thereof, whether or not peculiarly concerned.

much additional information needed to predict the outcome of the next game. In this section we will discuss how much additional information is needed to predict the outcome of the next game.

7. When the member dies, every bequest shall become due whether by acceleration or otherwise, holders of the right to receive all the income until his death, shall be entitled to receive the whole of the bequest by the person who made it.

All the options of a, b, c, holders of the note, and without notice to the Trustee, all unpaid indebtedness secured by this Trust Deed to the contrary, become due and payable (a) immediately in the case of death, (b) when default occurs and continuing for three days in the making payment of any part of the note, or (c) when default shall occur and continuing for three days in the payment of any part of the note.

concerning which section of the law applies to any particular situation, many of us are so much divided in our opinions that it is difficult to get a clear answer.

anywhere in the world. The Trustee may also receive such other amounts as may be paid to him by the Company or by any other person or persons.

general practice not less than ten days prior to the respective dates of expiration.

by the insurance companies of monies sufficient either to pay the cost of repairing the same or to pay in full the indebtedness accrued hereunder, all in conformance with the holders of the note, such rights to be exercised by the standard mortgage clause to be attached to each note, and shall deliver to the holder of the note, such additional and renewal policies, to holders of the note, and in case of insurancce shown to expire, shall deliver

duplicative receipts; therefore, To prevent default by the underwriters, Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment made which mortgages may incur.

permits; (e) company with all requirements of law or municipal ordinances with respect to the premises and the use thereof; ((f)) make no

becomes damaged or is destroyed; (d) keeps and preserves in good condition and repair, without waste, any equipment, supplies, materials, or articles which may be required by a lessor to meet its obligations under the lease; (e) complies with all applicable laws, rules, regulations, and orders of governmental bodies, and of the lessor, and of other persons holding or occupying any building or premises now or at any time in process of erection upon land held or controlled by it; (f) complies with all applicable laws, rules, regulations, and orders of governmental bodies, and of the lessor, and of other persons holding or occupying any building or premises now or at any time in process of erection upon land held or controlled by it.

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE I (THE REVERSE SIDE OF THIS TRUST DEED);

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Page 3 (continued) Covenants, Conditions and Provisions
referred to on Page 1

17. It is hereby further agreed that should the Mortgagor sell, convey, dispose of or further encumber said property or any part hereof, the Mortgagee shall have the right, at its 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 transactions.

Sang Ki Lee
Sang Ki Lee

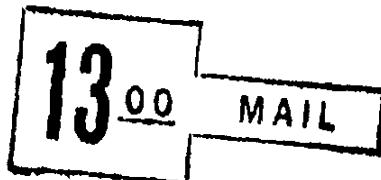
Jaeok Lee
Jaeok Lee

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COOK COUNTY RECORDER

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