



TRUST DEED

89430633

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made June 5, 19 89 between

YOUNG S. SHIN and NAM J. SHIN, 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

FIFTY THOUSAND AND NO/100 (\$50,000.00) ---

DOLLARS.

evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF MAYFAIR BANK

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 until maturity at the rate

of prime plus 1 per cent per annum, payable monthly on the 25th day of each month

each year; all of said principal and interest bearing interest after maturity at the rate of prime plus 6 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 AT 4001 W. DEVON, 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 Village of Arlington Heights COUNTY OF Cook AND STATE OF ILLINOIS,

to wit: UNIT NO. 1737D IN ST. JAMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN ST. JAMES RESUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1987 AS DOCUMENT 87677622 AND RE-RECORDED JULY 13, 1988 AS DOCUMENT 88308488, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS BANK HINSDALE AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 2, 1987 AND KNOWN AS TRUST NUMBER L-1555 RECORDED JULY 14, 1988 AS DOCUMENT 88312214, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

Commonly known as 1737 Orchard Place, Arlington Heights, IL 60005

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.

P.I.N. 03-31-311-007

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, 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, 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.

Young S. Shin (Signature)

(SEAL)

Nam J. Shin (Signature)

(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 Young S. Shin and Nam J. Shin, his wife

who personally known to me to be the same person(s) whose name(s) subscribed to the

OFFICIAL SEAL PETER K. FEE

instrument, appeared before me this day in person and acknowledged that they signed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein

NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. APR. 29, 1991

under my hand and Notarial Seal this 5th day of June 19 89.

Notarial Seal

Notary Public (Signature)

Notary Public

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