

TRUST DEED
SECOND MORTGAGE (ILLINOIS)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

89250396

THIS INDENTURE WITNESSETH, That Jong Hoon Lee and
Hyo Joong Lee and Chan Woo Lee

(hereinafter called the Grantor), of
5642 N. Broadway, Chicago, Illinois 60660

for and in consideration of the sum of TEN AND NO/100 (\$10.00)

in hand paid, CONVEY AND WARRANT to
The Commercial Bank of Korea, Ltd., Chicago Branch
of 230 W. Monroe, Suite 1400, Chicago, Illinois 60606

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 appurtenant thereto, together with all
rents, issues and profits of said premises, situated in the County of Cook

DEPT-01 \$12.25
T#1111 TRAN 6889 04/02/89 12:31:00
#5208 # A * - 89 - 250396
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

and State of Illinois, to-wit:

Lot 11 and 12 in Block 9 in Cairnduff's addition to Edgewater in the East Half of
the Southwest Quarter of Section 5, Township 40 North, Range 14, East of the Third
Principal Meridian, in Cook County, Illinois.

P. I. N.: 14-05-324-014-0000

Property Address: 5642 N. Broadway, Chicago, Illinois 60660

\$12.00 MAIL

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 under a one principal promissory note bearing even date herewith, payable on demand
in the principal amount of \$20,000.00 with interest as provided therein. The Grantor
covenants and agrees to pay said indebtedness and the interest thereon as herein or in
said note(s) provided, and to pay any and all indebtedness of any and every kind now or
hereafter owing and to become due from the Grantor to the Grantee, or Trustee herein,
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 Grantor or the Grantee, the Trustee 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 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 replace all 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 place such insurance in companies
acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable to the first Trustee or Mortgagee, and second, to the
Trustee herein as their interests may appear, which policies shall be left and remain with the Mortgagee or Trustee until the indebtedness is fully
paid; (6) to pay all prior encumbrances, 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 encumbrances 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 encumbrances and the interest thereon from time to time and all money so paid, the Grantor agrees to repay immediately
without demand, and the same with interest thereon from the date of payment at PELMO +5 per cent per annum shall be so much additional
indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest,
shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach
at PELMO +5 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of 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 compiling abstract showing the
whole title of said premises embracing 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 proceedings, whether decree of sale shall have been entered or not, shall not be dismissed, nor shall the same be hereof 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: Jong Hoon Lee and Hyo Joong Lee and Chan Woo Lee

IN THE EVENT of the death or removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, then

_____ 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 _____

Witness the hand and seal of the Grantor this 31st day of May, 1989

Please print or type name(s)
below signature(s)

Hyo Joong Lee

Hyo Joong Lee

This instrument was prepared by Jay H. Kim, 5715 N. Lincoln, S. 200, Chicago, Illinois 60659
(NAME AND ADDRESS)

Chan Woo Lee

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STATE OF Illinois
COUNTY OF Cook

ss.

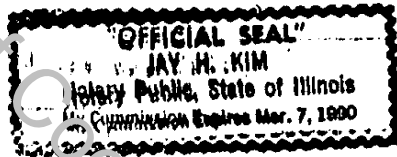
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jong Hoon Lee and Hyo Joong Lee and Chan Woo Lee

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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 31st day of May, 1989.

(Impress Seal Here)

Commission Expires



Jay H. Kim
Notary Public

89250396

BOX No. _____

SECOND MORTGAGE

Trust Deed

TO _____

GEORGE E. COLE
LEGAL FORMS