

COOK COUNTY, ILLINOIS  
CLERK OF RECORDS  
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72-46-0526 F13 Paul  
Morgan

PLEDGE AGREEMENT

30490385

July 15, 1990

14<sup>00</sup>

Chicago, Illinois

To: Hyde Park Bank and Trust Company  
1525 East 53rd Street  
Chicago, Illinois 60615

In consideration of your making, renewing or extending a loan or loans to Thai 55, Inc (hereinafter referred to as Debtor), undersigned does hereby grant you a security interest, and mortgage in and on the following property:

Real property legally described in the attached Exhibit A and commonly known as 5510 South Cornell, Chicago, Illinois, which shall be evidenced by a Junior Mortgage of such property dated of even date herewith (collectively referred to as Collateral). The Collateral is subject to a first mortgage.

A security interest, mortgage and assignment of rents in and on the Collateral and Collateral's proceeds exists and will continue to exist in your favor as security for any and all indebtedness, obligations and liabilities of every kind and nature of Debtor to you, however evidenced, whether now existing, hereafter arising, direct, indirect, absolute, contingent, joint or several and however owned, held, or acquired by you, whether through discount, overdraft, purchase, direct loan, endorsement, guaranty or any extension or renewal thereof (collectively referred to as Liabilities). Undersigned hereby consents to the extension or renewal, from time to time, of any of the Liabilities and waives any notice of the creation, existence, extension or renewal of any of the Liabilities. Undersigned further agrees that Collateral shall be subject to disposition in accordance with the terms and conditions of the instruments evidencing such Liabilities.

Undersigned hereby certifies and warrants that Collateral is completely free of all security interests except as has been made known to you in writing or are created hereunder. Undersigned will do whatever is required in order for you to perfect and continue to perfect your security interest in Collateral, including without limitation, execution of such assignments, financing statements and continuation statements that you may from time to time require.

You shall be deemed to have exercised due and reasonable care in the custody and preservation of Collateral, if you take such action for that purpose as undersigned shall request. You are under no obligation to act upon the direction of undersigned and no omission on your part to take any action, whether or not requested by undersigned shall be deemed a failure to exercise due and reasonable care.

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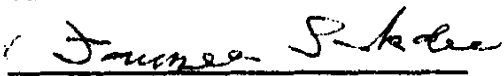
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Undersigned further requests that you extend credit to Debtor and continue to give and extend credit to Debtor in the form of present and additional Liabilities. In consideration of all Liabilities so created between you and Debtor, undersigned agrees that Collateral shall be subject to all the rights and powers which are created in any agreements between you and Debtor evidencing any of the Liabilities. Any credits given by you to Debtor in connection with Liabilities, any payments made by Debtor to you on Liabilities or any proceeds of Collateral received by you shall be accounted for by you to Debtor. All payments required to be made by you for any surplus of Collateral, after application to Liabilities, shall be paid over to or upon the direction of Debtor. Upon default as defined in any document evidencing Liabilities, you may use Collateral to eliminate any portion or all of the Liabilities and you shall have no responsibility to undersigned or Debtor for any action taken or omitted relating to Collateral based upon any direction or authority from debtor. You may, in your sole discretion, in the event of default of Debtor, use or abandon Collateral or any parts or portions thereof.

This agreement shall be binding on undersigned, undersigned's successors and assigns, heirs and personal representatives and shall inure to the benefit of you successors or assigns.

  
\_\_\_\_\_  
Udom Sookdee

  
\_\_\_\_\_  
Jarunee Sookdee

*mail to*  
This was prepared by:  
Donna J. Sedlak  
Hyde Park Bank and Trust Company  
1525 E. 53rd Street  
Chicago, Illinois 60615  
Attn: Sheldon E. Duban

& After recording please return to:

318233

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EXHIBIT A 9 0 3 8 5

UNIT NUMBER "F" IN CORNELL COURT TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 20 FEET OF LOT 13 AND THE NORTH 30 FEET OF LOT 14 IN BLOCK 1 IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES IN THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 12 AND THE WEST PART OF THE NORTH WEST 17.03 ACRES IN THE FRACTIONAL NORTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88234079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. ✓

Commonly known as: 5510 South Cornell, Illinois 60615

✓ PIN: 20-23-100-018-1006

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