

317676

UNOFFICIAL COPY

TRUST DEED

90249329

DEPT-91 RECORDING

\$13.00

THE ABOVE SPACE FOR RECORDER'S NAME #899 05/29/90 15:44:00

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#7990 # B * -90-249329

COOK COUNTY RECORDER

THIS INDENTURE, made May 14

** Sang Keun Lee and Mija 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

**Twenty Five Thousand and No/100 (\$25,000.00) **

Dollars,

evidenced by one certain Instalment Note of the Mortgagors of even date herewith, made payable to THE ORDER OF BEARER Foster Bank

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest from June 14, 1990 on the balance of principal remaining from time to time unpaid at the rate of 12.50 percent per annum in instalments (including principal and interest) as follows:

** Eight Hundred Thirty Six and 34/100 (\$836.34) **

Dollars or more on the 14th day

of June 1990, and Eight Hundred Thirty Six and 34/100 (\$836.34) Dollars or more on

the 14th 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 14th day of May, 1993. 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 14.50 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

in said City.

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 COUNTY OF AND STATE OF ILLINOIS, to wit:

The South 5 feet of lot 35 and all of lot 38 and North 2 feet of lot 39 in block 1 in block 1 in W.O. Cole's subdivision of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of section 10, township 40 North, range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN#13-10-418-014

c/k/a 4915 North Kudvale, Chicago, IL

13-10-418-037

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 in a party 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, door closings, inlath beds, awnings, stoves and air 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.

Sang Keun Lee

Mija Lee

STATE OF ILLINOIS,

I, undersigned

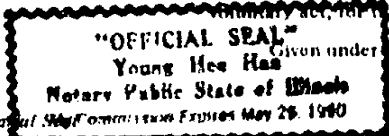
SS.

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

County of Cook

THAT Sang Keun Lee and Mija Lee, his wife

who is personally known to me to be the same person as whose name appears 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



Given under my hand and Notarial Seal this 14th day of May 1990

Notary Public

Notarial Seal Commission Expires May 29, 1990

Part of Trust Deed - Individual Mortgage - Secures One Instalment Note with Interest included in Payment.

R. 11/75

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