

UNOFFICIAL COPY

TRUST DEED

90352151

THIS INDENTURE, made July 23, 1990 between
BYUNG HEE GWAK and CHONG HO GWAK, his wife,

herein referred to as "Mortgagors", and KOREA FIRST BANK, a 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

THREE HUNDRED TWENTY THOUSAND and No/100ths (\$320,000.00) - - - - - DOLLARS, evidenced by one certain Principal Promissory Note of the Mortgagors of even date herewith, made payable to THE ORDER OF KOREA FIRST 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 from time to time unpaid until maturity at the rate of prime rate plus one per centum per annum, payable each month; all of said principal and interest bearing interest after maturity at the rate of prime rate plus three 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 KOREA FIRST BANK, 205 North Michigan Avenue Suite 915, Chicago, Illinois 60601.

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 Northfield, COUNTY OF COOK, AND STATE OF ILLINOIS, to wit:

(See the attached RIDER for the Legal Description, which is a part hereof.)

Commonly known as 885 Happ Road, Northfield, Illinois 60093

Permanent Real Estate Index Number 04-13-303-040

DEPT-01 RECORDING \$14.25
T47777 TRAN 7991 07/23/90 10:30:00
91146 1 P * -90-352151
COOK COUNTY RECORDER

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 seals of Mortgagors the day and year first above written.

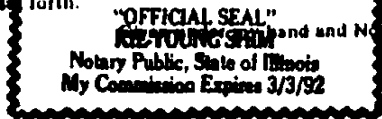
90352151

Byung Hee Gwak [SEAL]
Byung Hee Gwak
Chong Ho Gwak [SEAL]
Chong Ho Gwak

STATE OF ILLINOIS,
COUNTY OF COOK

I, the undersigned,
a Notary Public in and for the residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
BYUNG HEE GWAK and CHONG HO GWAK, his wife,

who ARE personally known to me to be the same persons whose name 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.



Notarial Seal this 23rd day of July, 1990.
Kie Young Shim
Notary Public

MAIL TO: KOREA FIRST BANK
205 N. Michigan Avenue Suite 915
Chicago, Illinois 60601

14 Mail

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Property of Clerk's Office

THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 528 FEET OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 13 WITH THE CENTER LINE OF HAPP ROAD, THENCE NORTHWESTERLY ALONG SAID CENTER, 253 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE SAID CENTER LINE A DISTANCE OF 202.42 FEET TO THE EAST LINE OF SAID NORTH EAST 1/4 OF THE SOUTH WEST 1/4; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 2.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD, THENCE NORTHWESTERLY ALONG SAID WEST LINE RIGHT OF WAY LINE 231.72 FEET TO THE NORTH LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AFORESAID, THENCE WEST ALONG SAID NORTH LINE 233.48 FEET TO THE CENTER OF HAPP ROAD, THENCE SOUTHEASTERLY ALONG SAID LINE 340.47 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THE SOUTHEASTERLY 140 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH EAST LINE OF THE ABOVE DESCRIBED TRACT), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 885 Happ Road, Northfield, Illinois 60093

Permanent Real Estate Index Number 04-13-303-040

90352151
Clerk's Office

UNOFFICIAL COPY

Assignment of Rents

90352152

The Assignor, BYUNG HEE GWAK and CHONG HO GWAK, his wife,
 of the
 Village _____ of Northfield, _____ County of
Cook and State of Illinois, in con-
 sideration of One Dollar (\$1) and other valuable consideration in hand
 paid, the receipt of which is hereby acknowledged, does hereby sell,
 assign, transfer and set over unto the Assignee, KOREA FIRST BANK,
205 North Michigan Avenue Suite 915,
 of the _____ City _____ of Chicago, _____ County of
Cook and State of Illinois,

all the avails, rents, issues and profits now due and which may hereafter become due under or by
 virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the
 premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made
 or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and
 assignment of all such leases and agreements and all the avails thereunder unto the Assignee and _____ such rent being payable
 monthly in advance with respect to the premises described as follows, to-wit:

(See the attached INDEX for the Legal Description, which is a part hereof)

Commonly known as 81/2 Mapp Road, Northfield, Illinois 60093

DEPT-01 RE 08014 _____ \$15.25
 147227 7508 1991 07/23/90 10130100
 1147 1147 90-352152
 COOK COUNTY RECORDER

Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents,
 issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and
 every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures,
 legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment or the security of such avails,
 rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all
 vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full
 power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter
 without notice to the Assignor, and further, with power to use and apply said avails, issues, and profits to the payment of any
 indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to
 the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on
 incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said
 attorney may do by virtue hereof.

WITNESS the hands and seals this 23rd day of July, 1990.

Byung Hee Gwak (SEAL)
 Byung Hee Gwak
Chong Ho Gwak (SEAL)
 Chong Ho Gwak

STATE OF ILLINOIS

ss.

County of COOK

I, the undersigned, _____
 a notary public in and for said County, in the State aforesaid, Do Hereby
 Certify that BYUNG HEE GWAK and CHONG HO GWAK, his wife,
 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 the Y signed, sealed and delivered the said instrument as their
 free and voluntary act, for the uses and purposes therein set forth.

Given OFFICIAL SEAL and official seal this 23rd day of July, 1990.
KIE YOUNG SHIM
 Notary Public, State of Illinois
 My Commission Expires 3/3/92

Notary Public

MAIL TO: KOREA FIRST BANK
205 N. Michigan Avenue Suite 915
Chicago, Illinois 60602

This instrument was prepared by

KIE-YOUNG SHIM
 ATTORNEY AT LAW
 77 W. WASHINGTON ST.
 CHICAGO, ILL. 60602

90352152

X37 Mail