

UNOFFICIAL COPY

TRUST DEED

91324595

89039014

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made January 24, 1989, between ONE FIRST ROOT CORP., a corporation organized under the laws of Delaware, hereinafter referred to as "Mortgagor", and KOREA EXCHANGE BANK, an Illinois corporation doing business in Chicago, Illinois, hereinafter referred to as TRUSTEE, witnesseth: THAT, WHEREAS the Mortgagor is 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 FIVE HUNDRED THOUSAND and No/100ths (\$500,000.00) ----- DOLLARS,

evidenced by one certain Principal Promissory Note of the Mortgagor of even date herewith, made payable to THE ORDER OF KOREA EXCHANGE BANK, and delivered, in and by which said Principal Note the Mortgagor promises to pay the said principal sum on demand at any time with interest thereon from January 24, 1989 until maturity at the rate of prime plus 1/2% per centum per annum, payable ~~monthly~~ on the First day of each month, and of In each year; all of said principal and interest bearing interest after maturity at the rate of prime plus four per centum, 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 EXCHANGE BANK, 33 N. Dearborn Street, Chicago, Illinois 60602 in said City.

NOW, THEREFORE, the Mortgagor 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 Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate, lying and being in the City of Evanston, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 10 in Block 4 in Pitner and Son's Second Addition to South Evanston in Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; ALSO, Lot 11 in Block 4 (excepting that part thereof lying West of a line 40 feet East of and parallel with the West line of the South East quarter of said Section 24) in Pitner and Son's Second Addition to South Evanston aforesaid, in Cook County, Illinois.

Commonly known as 839-847 Dodge Street, Evanston, Illinois 60202 Permanent Real Estate Index Numbers 10-24-400-002 (Affects Lot 10) 10-24-400-001 (Affects Lot 11)

BE-RECORDING TO DE-REGISTER PROPERTY FROM TRUST DEED

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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 Mortgagor may be entitled thereto (which are pledged primarily 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 mortgagor or its 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.

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 mortgagor, its successors and assigns.

In Witness Whereof said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its ~~President~~ President and attested by its ~~Secretary~~ Secretary on the day and year first above written, pursuant to authority given by resolutions duly passed by the Board of Directors of said corporation. Said resolutions further provide that the principal note herein described may be executed on behalf of said corporation by its

ONE FIRST ROOT CORP., a Delaware corporation

BY Sungcho Lee ~~President~~ PRESIDENT

Corporate Seal

ATTEST: Aisil Lee ~~Secretary~~ SECRETARY

STATE OF ILLINOIS, } ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SUNGCHO LEE ~~President~~ President of the ONE FIRST ROOT CORP., a Delaware corporation and AISIL LEE, ~~Secretary~~ Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~President~~ President and ~~Secretary~~ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ~~Secretary~~ Secretary then and there acknowledged that said ~~Secretary~~ Secretary, as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said ~~Secretary~~ Secretary's own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

OFFICIAL SEAL, NATHAN CHERTKOW NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. JUNE 4, 1991

24TH day of January, A.D. 1989 Nathan Chertkow NOTARY PUBLIC

THE SIGNATURES OF THE PARTIES TO THIS INSTRUMENT ARE TRUE AND ARE NOT IN THE POSSESSION OF ANY OTHER PERSONS.

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20 11/17/94

• DEPT-11
• T#3333 PRN 6993 04/12/94 10:35:00
• #2263 # E# *-94-324595
• COOK COUNTY RECORDER

\$23.50

MARTIN R. CASTRO, ESQ.
130 E. RANDOLPH DR., SUITE 2800
CHICAGO, IL 60601.



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11/15/2011

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