

UNOFFICIAL COPY

FEDERAL TAX LIEN AFFIDAVIT

(PLEASE PRINT OR TYPE)

State of Illinois } ss.
County of Cook }

Yong Soo Lee being duly sworn, upon oath states that he
is 31 years of age and

1. has never been married
2. the widow(er) of _____

3. married to Kyung Ja Kim

said marriage having taken place on
2/27/77

4. divorced from _____

date of decree _____

case _____

county & state _____

Affiant further states that his social security number is _____ and that there
are no United States Tax Liens against him

Affiant further states that during the last 10 years, affiant has resided at the following address and none other:

FROM (DATE)	TO (DATE)	STREET NO.	CITY	STATE
Aug. 1974	Present	5353 W. Madison	Skokie	Ill.
Jan 1980	Aug. 1974	2745 N. Paulina	Chicago	Ill.

Affiant further states that during the last 10 years, affiant has had the following occupations and business addresses and none other:

FROM (DATE)	TO (DATE)	OCCUPATION	EMPLOYER	ADDRESS (STREET NO.) CITY STATE
June 1982	Present	Asst. Asst. Inspector	Schwartz Co.	Des Plaines, Ill.
Jan 1980	Sept. 1983		Nitco Co.	Chicago, Ill.

Affiant further states that affiant makes this affidavit for the purpose of inducing the Registrar of Titles, Cook County, Illinois to issue his Torrens Certificate of title free and clear of possible United States Tax Liens.

I am personally liable for this affidavit.
Yong Soo Lee
Subscribed and sworn to me this 27th day of February, 1986

Richard P. [Signature]
Notary Public
Ill.

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FEDERAL TAX LIEN AFFIDAVIT

(PLEASE PRINT OR TYPE)

State of Illinois } ss.
County of Cook }

Kymp J. Lee

being duly sworn, upon oath states that

she

is 25 years of age and

1. has never been married

2. the widow(er) of _____

3. married to Kymp J. Lee

said marriage having taken place on

7/27 1979

4. divorced from _____

date of decree _____

case _____

county & state _____

Affiant further states that her social security number is 561-68-9655 and that there are no United States Tax Liens against her

Affiant further states that during the last 10 years, affiant has resided at the following address and none other:

FROM (DATE)	TO (DATE)	STREET NO.	CITY	STATE
<u>Jan 1980</u>	<u>Present</u>	<u>53330. Hamilton</u> <u>2345 Rosemont</u>	<u>Skokie</u> <u>Illinois</u>	<u>Ill</u> <u>Illinois</u>

Affiant further states that during the last 10 years, affiant has had the following occupations and business addresses and none other:

FROM (DATE)	TO (DATE)	OCCUPATION	EMPLOYER	ADDRESS (STREET NO.) CITY STATE
	<u>Present</u>	<u>Housewife</u>		

Affiant further states that affiant makes this affidavit for the purpose of inducing the Registrar of Titles, Cook County, Illinois to issue his Torrens Certificate of title free and clear of possible United States Tax Liens.

Am personally, fully, and advised.

Kymp J. Lee Albany

Subscribed and sworn to me this 25th day of February, 1986.

William P. [Signature]
Notary Public

UNOFFICIAL COPY

THIS INDENTURE, WITNESSETH, That YONG SOO LEE and KYUNG JA LEE, his wife,

hereinafter called the Grantor), of 5333 W. Madison Street, Skokie, Illinois 60077,
(No. and Street) (City) (State)

for and in consideration of the sum of Ten Dollars & other good and valuable considerations
in hand paid, CONVEY AND WARRANT to KOREA EXCHANGE BANK
of 33 North Dearborn Street, Chicago, Illinois 60602
(No. and Street) (City) (State)

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, 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 Village
of Skokie, County of Cook, and State of Illinois, to-wit:

LOT 8 and LOT 9 in Block 5 in Main Street and Lincoln Avenue "L" Subdivision of part of the West half of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian, according to Plat recorded in Registrar's Office, June 11, 1925, as Document No. 259780, in Cook County, Illinois.

Commonly known as 5333 W. Main Street, Skokie, Illinois 60077

Permanent Real Estate Index Number 10-21-311-01048 ML
10-21-311-009c8

The Grantors-Borrowers represent and agree that the obligation secured hereby constitutes a business loan which comes within the purview of Subparagraph (c) of Section 4 of "An Act in relation to the rate of interest of other charges in connection with sales on credit and the lending of money" approved May 24, 1879, as amended, 1977 ILL. REV. STAT., Ch. 74, Sec. 4(c).

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 Grantors, YONG SOO LEE and KYUNG JA LEE, his wife, are

justly indebted upon one principal promissory note bearing even date herewith, payable in the principal amount of US \$ 20,000.00, payable on demand, 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 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 and 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(s) 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 restore 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 first, 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 said Mortgagees or Trustees until the indebtedness is fully paid; (6) to pay all prior incurred taxes and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the Grantor agrees to repay immediately without demand, and the same on interest thereon from the date of payment at **current rate** shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants and agreements the whole or 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 **current rate**, 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 the 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, and days for documentary evidence, stenographer's charges, cost of procuring or completing 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 on said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release 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 of this instrument is: YONG SOO LEE and KYUNG JA LEE, his wife.

IN THE EVENT of the death or removal from said County of the grantee, or of his resignation,

refusal or failure to act, K. Y. Shim 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 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.

Witness the hands and seals of the Grantors this 12th day of February, 19 86.

Yong-soo LEE (SEAL)
Kyung Ja LEE (SEAL)

This instrument was prepared by K. Y. Shim, Attorney at Law, 77 W. Washington St.
(NAME AND ADDRESS) Chicago, IL 60602

NOTE IDENTIFIED

3198416

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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 YONG SOO LEE and KYUNG JA LEE, 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 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 notarial seal this 12th day of February, 1986

(Impress Seal Here)

[Signature]
Notary Public

Commission Expires 2-24-86

Property of Cook County Clerk's Office

141155 IN DUPLICATE
BOX No. SECOND MORTGAGE
Trust Deed

3498446
3498446

MAIL TO:

Korea Exchange Bank
55 N. Dearborn Street
Chicago, IL 60602
K.Y. Shim
77 W. Washington St.
Chicago, IL 60602

GEORGE E. COLE
LEGAL FORMS