

# UNOFFICIAL COPY

3 3 8889835 3 5

## TRUST DEED

THIS INSTRUMENT, made June 14, 1990 between KYUNG CHAE LEE and YOUNG SUN LEE, his wife, and HAK SOON LEE, their son, a bachelor 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

FOUR HUNDRED THIRTY THOUSAND and No/100ths (\$430,000.00) ----- 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 holder 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 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 City of Des Plaines, COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lots 28 and 29 in Bestman's Acres Unit Number 2, being a subdivision of part of the East half of the North West quarter of South West quarter of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 580-598 S. Potter, Des Plaines, Illinois 60016

Permanent Real Estate Index Numbers 09-15-308-015  
09-15-308-016

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 par 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 restriction the foregoing), screens, window shades, storm doors and windows, floor coverings, ladder 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.

*Hak Soon Lee*  
Hak Soon Lee

*Kyung Chae Lee* (SEAL)  
Kyung Chae Lee  
*Young Sun Lee* (SEAL)  
Young Sun Lee

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 KYUNG CHAE LEE and YOUNG SUN LEE, his wife, and HAK SOON LEE, their son,

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.

OFFICIAL SEAL  
KIE-YOUNG SHIM  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/3/92

1990 June 14, 1990  
*Kie-Young Shim*  
Notary Public

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

Page 1

THIS INSTRUMENT WAS PREPARED BY:

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

3855635

**SECRET**

**SECRET**

B0666

3896635

3896635

Subj: ...

17. The interest hereby represented and agreed that the Trust shall be ...

16. It is hereby agreed that should the Trustor sell, convey, transfer, dispose of or ...

15. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

14. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

13. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

12. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

11. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

10. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

9. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

8. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

7. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

6. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

5. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

4. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

3. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

2. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

1. The Trustor agrees to grant to the Trustee the right to inspect the premises and access thereto ...

Page 2