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THIS INDENTURE, Made

December 1. , 1994, between

DOO SIK CHOE and SOON J. CHOE, his wife

herein referred to as "Mortgagors", and

LAKE COUNTY TRUST COMPANY

an Indiana corporation doing business in Crown Point, Indiana, herein referred to as TRUSTEE, WITNESSETH:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as HOLDERS OF THE NOTE, in the PRINCIPAL SUM OF

FIFTY THOUSAND (\$50,000.00)

DOLLARS,

evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to BEARER and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of

per cent per annum in installments as

follows:

Fifty Thousand (\$50,000.00)

Dollars

on the

30th

day of November fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the

November

being made payable

; 19 99. 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 installment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of said principal and interest This Document is the property of

Lake

at such banking house or trust company in Crown Point iv Re Indiana, 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 Young at 11 Westwood, Lincolnshire, IL 60069. x xxx match Chix.

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 lateragors 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 MORTGAGE AND WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all their estate, right, title and interest therein situate, lying and being in the COUNTY OF to-wit:

AND STATE OF INDIANA.

Lot 4,5 and the South half of Lot 3, Block 1, W. John Borak Subdivision, as shown in Plat Book 29, page 12, in Lake County, Indiana.

#49-489-425 P.I.N.

Address: 2106 Clark Road, Gary, Indiana 46404

This document prepared by:

Soon Mo Ahn, 415 N. LaSalle, Ste 203, Chicago, Illinois 60610

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, issue and
profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a partity
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. which with the property hereinafter described, is referred to herein as the "premises",

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,

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Mortgagors shall (1) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protests, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, and extended coverage under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

12,00

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle, any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment.

All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the new to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the holders of the note hereby secured making any payment because any payment accounts any account of any payment because any payment because any payment are any payment of any right accruing to them on account of any payment because any payment because any payment because any payment are any payment and payment are any payment because any payment are any payment and payment are any payment any payment and payment any payment any payment any payment any payment any payment and payment any payment any

5. The Trustes or the holders of the note hereby secured making any payment hereby authorised relating to taxes or assessments, may do so according to any bill, statement of estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms thereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of prinicipal or interest on the note, or (b) when default shall occur and continue for three days in the performance or any other agreement of the Mortgagors herein contained.

payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance or any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby accured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale, all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title scarches and examinations, guarantee policies, and similar data and assurance with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be pursuant to such degree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of seven per cent per ceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) prepartions for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) prepartions for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not act

their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a suit to foreclose this trust deed, the court in which such suit is filed may appoint a receiver of said premises. Buch appointment may be made either before or after sale without notice, without regard to the solvency or insolvency of said premises. Buch appointed as such receiver. Buch receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lies or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured, and all indebtedness shall be payable without any relief whatever from valuation or Appraisement Laws. The drawers and endorsers severally walve presentation for payment, protest or notice of protest and non-payment of this note.

11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

mitted for that purpose.

12. Trustee has no duty to examine the title, location, existence, or conditions of the premises, nor shall Trustee be obligated to record this trust deed or to exercise pay power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which conforms in substance with the description herein contained of the note and which conforms in substance with the description herein contained of the note and which conforms in substance with the description herein contained of the note and which conforms in substance with the description herein contained of the note and which conforms in substance with the description herein contained of the note and which conforms in

14. Trustee may resign by instrument in writing filed in the office of the Recorder of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act as Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as

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DOO SIK CHOE		ERRILLIN	DIANA		SOON	J. CH			W su	(SI (SI
TE OF INDIANA ss:	7 A	Çêr xv	7	i 6.						, 2
, Donna LaMere	Notary P	ublic in and	for and r	esiding in	said C	county,	in the	State af	oresaid,	DO HER
TIFY THAT DOO SIK Choe a	nd Soon	J. Choe				···········				
are personally known to me to be th	e same per	son S	whose nar	neS		subsc	ribed to	the for	egoing In	strument
ed before me this day in person and ackn	owledged th	atthey	sl	gned, sea	iled and	deliver	ed the s	aid Inst	rument a	.their
free and voluntary act, for the user	and purpo	ses therein	set forth.						v	
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						Mu		C-'	1871	
The principal note mentioned in the within	Trust Deed	has been id	entified he						la Majandan sa	

Save M. Charatell.

Trust Officer