UNOFFICIAL C 32749358 Page 1 of 1997-10-08 11:47:59 Cook County Recorder

"TYPS IS A FUTURE ADVANCE MORTGAGE" HOME COUITY LINE OF CREDIT MORTGAGE

THIS MORTGAGE, Made 09-19 1997: Between	Marcus Beltran and Juanita G.
Beltran, as Joint Teleso's	tereinalier referred to as "THE MORTGAGOR," whose address
733 South Grove. Oak Park, I) 60304	, and Aldson's & Reld's exployees credit Union, a
lichigan corporation, whose address is 269 N. Telegraph, Pateriord, Michigan (18328, hereinalter referred to as
THE MORTGAGEE.	

Lot 9 in block 7 in Oak Park Avenue Sundivision, being a Subdivision of Lots 2 and 3 and that part of Lot 1 lying West of Oak Park Avenue, in the partition by the Circuit Court of Cook County, Illinois, of the East 1/2 of Lot 2 in the Subdivision of Section 18, Township 39 North, Hange 13. East of the Third Principal Meridan, except the West 1/2 of the C/O/H/S/C Southwest 1/4, in Cook County, Illinois.

Parcel Identification No 16-18-124-022 Commonly Known As 733 South Grove

including any part of any street or alley adjacent to said premises, vacated space or to be vacated, together with all and singular die byfilings, bereditaments, appurtenances, privileges, rights and water rights, including (but not excluding any other futures which would ordinarily be constructed for reality). any and all storm each, storm decre, storm restributes, wire screens, whre floors, window shades, awaines, mantels and connection from or woodwork, grates, gas and electric finares, bathabs, buindry and bathroom finances, cil framer and equipment, coal stoker, plumbing equipment, finances, hot water heaters, incinerators, ventilators and all steam or hot water radiators and registers and the piping connected therewith, belonging to or used as a part of the building or buildings upon said premises at the time of the execution of this mongage, or hexeafter execute thereon, or which may be attached to said building or buildings or used as a part thereof any time during the term of this mortgage, all of which are hereby doesnot to be a part of this realty and secured by this mortgage, including as well as appearants and futures of every description for watering, heating, ventilating and screening said premises and the rems, income and profits thereof there unto belonging or in anywise appertaining to secure the performance of the covenants bereinsther contained and the principal sum of Fifty thousand and 00/100***** Dollars (\$ 50,000.00), together with interest at the rate or extes from the date hereof upon the unpaid principal until fully paid, payable according to the terms of a certain promissory mortgage note emitted Home Equity Line of Credit Note and Agreement bearing even date beservith, executed and delivered by said Montgagor to said Mortgages to secure present and future advances to or on behalf of Mortgagor made from time to time under the Home Equity Line of Gredit Agreement, to be paid in full as specified therein. Mortgages is obligated to disburse to Mortgager the full amount indicated above, exclusive of interest, pursuant to the said Agreement and from program. Further, this Mortgage shall centain in full force and effect during the entire term of the said Home Equity Line of Credit Agreement, and any renewal thereof, whether or not the Montgagor may, from time to time, have no outstanding principal amounts due thereunder. Under the initial Agreement, no further principal advances will be made pursuant to the said Home Equity Line of Oreili Agreement to the Montes pursuant after the country of the first form 199-20*2012 and the entire balance due berennder shall be payable in full no later than

And the Morteger coverage

- 1. To pay said indictacions and the interest thereon in the time and in the manner provided by the terms of the said fiete.
- 2. To not all tones, experiments, water care and other charges that may be levied or assessed upon or against said premises, within 30 days other the same shall become due and payable, and also to pay when the and payable any taxes upon the interest or estate in said lands created or represented by this Monteroe, or by said indebtedness, whether leded sexing said Monteror or otherwise, and to immediately pay off any lien basing or which may base precedence over this Mortezoe, except as begein stated, and to keep all the improvements exected and to be exected on said premises combinably intact and in good coder and repair, and to promptly pay for all regales and improvements, and to commit or suffer no wastr of said premises, and to permit or suffer no university use thereof.
- 3. To keep the buildings and equipment on the premises insured against loss or damage by face for the benefit of, with loss payable to, and in manner and amount approved by the Morteague with the premiums therefor paid in full.
- 4. And it is benefit stimulated and correct by and between the parties hereto, that if default shall be made in the payment of taxes, water rates, liens, insurance or other charges upon said premises, or any part thereof, the Hortgagee, may, at its option, make payment thereof, and the amounts so paid, with interest thereon at the same rate as provided for the principal indebtedness from the clase of such parament, shall be impressed as an additional licenous such premises, and shall be added to and become part of the indebtoiness secured hereby, and shall become immediately due and parable, and that in case of कीर प्राप्ता की द्वारत इस्तान होते हैं के स्वापन के माने का होते होते हैं के स्वापन के साम होता है जिस्सा है जिस के स्वापन होता है जिस है जिए जिस है or receipts of the proper of the or person for such payment in the bands of the Montgagee shall be conclusive evidence of the validity and annuant of items so paid by the Montagee.
- 5. And it is besely six of agreed by and between the parties hereto that if default shall be made in the payments of said principal sum or interest or any other sum secured have a compart hereal, or in the parament of cases, assessments, water rates, liens, insurance or other charges woon said premises, or any part thereof, at the Far and in the manner benein specified for the payment thereof, or in the performance of any of the covenants and agreements begein contained, the entire base? These second hereby remaining unpaid shall at once become due and collectible, if the blintingue so elects. and without notice of such election.
- 6. Then, in the event of the passage of any two or regulation, State, Federal or Municipal subsequent to the date lerved in any manner changing or modifying the laws more in force governing the traction of more great or debts secured by more great, or the manner of collection such trace, the entire principal secured by this Managage and all interest account does no shall become due and payable forthwith, at the option of the Morteauxe.
- 7. That, in the event the ownership of the mortgaget provises fully described above, or any part thereof, becomes vested in a person other than the Mortezoor, the Mortezoee may deal with such successor or sur less per in interest with reference to this Mortezoe, and the debt hereby secured in the same manner as with the Montegers, without in any manner vitating or a scharging the Montegers's Rability beremaker, or upon the debt hereby secured.
- 8. That power is hereby granted by the Mortgagor to the Mortgage a divinuit is made in the partners of said indebtedness, interest, taxes. assessments, water rates, liens or insurance premiums, any part thereof a the time and in the manner herein agreed, to grant, bargain, sell, release and convey the premises, with the appartenences at public auction and to ever use and deliver to the purchaser or purchasers, at such sale, deeds of conveyance. good and sofficient at law, pursuant to a decree in chancers for the forethouse here of the at the option of the Mortgager, be made on masse.
- 9. That in the event the Mantesours built to pay any installments of principal or usure or on any prior morphy; when the same becomes the, the Mortgages bestein may, at its option, pay the same, and the Mortgagors, or demand, will report the amount pand with unterest thereon at the maximum level rate, and, the same shall be added to the Mortegue indebtedness and be secored by this Mortgage.
- 10. That in the event that Morteagee herein exercises the right granted to it in Paragraph is to come to grant, bargain, sell, release or convey said. premises pursuant to a public auction, the Montgages shall have the right to hid at said public auction. Feet gaze of the property pursuant to such a hid shall not extinguish any other amounts owed by the Mortgagor to the Mortgagor.
- 11. That, nativithstanding the foregoing, the Montgagor shall not assign that Mortgage, or allow it to be a funed by another. If such assignment or assumption is attempted, the entire balance of principal and interest owing shall become immediately due and parable.

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Drafted by:	When Recorded Return to:
MARY L BURGNER, CLA	CELFFORD ESCKELSON
400 RENAISSANCE CENTER STE, 2250	HUDSONS & FIELDS EMPLOYEES C.U.
DETROIT, MI 48243-1602	P.O. BOX 430568
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PONTIAC, MI. 48343