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Doc# 1809204013 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2018 09:52 AM PG: 1 OF 3

Prepared by and after recording return to:

Cary Latimer, Esq.
Latimer LeVay Fyock LLC
55 W. Monroe St., Ste. 1100
Chicago, IL 60603

RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE (the "Release") made as of March ____, 2018 is by Dean L. Miller, not individually, but as Trustee of the Jacob P. Gruver 2005 Descendants Trust, under Trust Agreement dated March 30, 2005, with an address of 212 Rutter Road, Halifax, PA 17032 ("Lender").

In consideration of Ten and no/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by Lender, Lender hereby releases and forever discharges David Garcia ("Borrower") and the Property described on **EXHIBIT A** hereto from that certain Mortgage dated September 30, 2008 and recorded on November 18, 2008 as Document Number 0832304209 in the Office of the Recorder of Deeds of Cook County.

See Exhibit A attached hereto

Address: 3530 N. Halsted Street, Unit #1, Chicago, IL 60657
PIN Number: 14-20-407-042-1002

Situated in the City of Chicago, County of Cook and State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, this Release is executed by Lender as of the date and year first above written.

LENDER:

JACOB P. GRUVER 2005 DESCENDANTS
TRUST UNDER AGREEMENT DATED
MARCH 30, 2005

By:

Name: Dean L. Miller
Title: Trustee

FIRST AMERICAN TITLE

FILE # 2907409

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

The undersigned, a Notary Public, for said County and State, hereby certify, that Dean L. Miller, not personally, but as Trustee of the Jacob P. Gruver Descendants Trust under Agreement dated March 30, 2005, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of all homestead rights.

Given under my hand and seal on March 21, 2018



[Handwritten Signature]

 Notary Public

Property of Cook County Clerk's Office

**EXHIBIT A
 TO**

UNOFFICIAL COPY

RELEASE OF MORTGAGE

Legal Description

PARCEL 1

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3530 NORTH HALSTED CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010099113, IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2, A LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010099113.

PIN: 14-20-407-042-1002

Property Address: 3530 N. Halsted Street, Unit 1, Chicago, IL 60657

Property of Cook County Clerk's Office