

# UNOFFICIAL COPY

Doc#: 2012739070 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/06/2020 09:54 AM Pg: 1 of 2

Loan Number: 6995611978

**This document prepared by (and after recording returned to):**  
Name: Donalda Grzes  
Firm / Company: Truist Bank  
Address: 7701 Airport Center Drive, Greensboro, NC 27409  
Phone: (336) 550-0900  
APN / Account Number: 09-25-431-060-0000

MERS MIN# 100016500009528703  
MERS Phone Number: 1-888-679-6377

## **SATISFACTION OF MORTGAGE** (ILLINOIS MORTGAGE ACT 765 ILCS905/)

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR Guaranty Bank, F.S.B ITS SUCCESSORS AND ASSIGNS

Starr Lacks of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranty Bank, F.S.B, its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, (the "Mortgagee"), does hereby certify and declare that the owner and holder of that certain mortgage bearing the date January 09, 2012 executed by **JON C UTZ and NICOLE M UTZ, Husband and Wife**, 7237 N OCTAVIA AVE, CHICAGO, IL 60631, (the "Mortgager") to secure payment of the principal sum of \$260,100.00 dollars and interest, and recorded at the Office of the County Recorder of **Cook County, Illinois** on January 12, 2012, as Instrument No. **1201210103**, in Book **N/A** Page **N/A** formerly encumbered the described real property:

Legal Description: LOT 31 (EXCEPT THE SOUTH 18 FEET) AND THE SOUTH 24 1/2 FEET OF LOT 32 IN BLOCK 12 IN HULBERT MILWAUKEE AVENUE SUBDIVISION IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 8, 1920 AS DOCUMENT NUMBER 7011463, ALL IN COOK COUNTY ILLINOIS

Property Address: **7237 N OCTAVIA AVE, CHICAGO, IL 60631**

which was recorded in Cook County, Illinois has been FULLY SATISFIED AND DISCHARGED.

**IN WITNESS WHEREOF** the Mortgagee has duly affixed his signature under his hand and seal on the 21st day of April, 2020.

**SIGNED, SEALED AND DELIVERED in the presence of:**  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranty Bank, F.S.B, its successors and assigns



Starr Lacks, Assistant Vice President

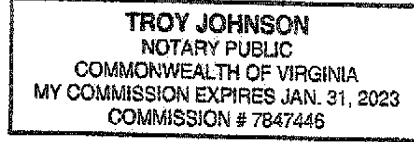


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## NOTARY ACKNOWLEDGEMENT

STATE OF VIRGINIA CITY OF RICHMOND

On this April 21, 2020, before me personally appeared Starr Lacks, Assistant Vice President of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranty Bank, F.S. its successors and assigns, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.



Handwritten signature of Troy Johnson in cursive script.

Troy Johnson, Notary

My commission expires: January 31, 2023

Property of Cook County Clerk's Office