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Recording Requested/Prepared By:
Praveen Kumar Tirumala
Computershare Title Services
6200 South Quebec Street,
Greenwood Village, CO - 80111
Voice: 1-800-315-4757

Doc#: 2104107443 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2021 01:43 PM Pg: 1 of 2

When Recorded Return To:
Computershare Title Services
6200 South Quebec Street
Greenwood Village, CO 80111



RELEASE OF MORTGAGE

ORDER #: 320031 "VALENTIN GARCIA" COOK COUNTY RECORDER, ILLINOIS
MIN #: 100029500004925420 COUNTERS PHONE #: 1-888-679-6377

Dated: January 21, 2021

FOR PROTECTION OF OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE does hereby certify that a certain mortgage executed by VALENTIN GARCIA MARRIED TO MARTHA ALICIA GARCIA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS, ITS SUCCESSORS AND ASSIGNS dated JANUARY 23, 2004 calling for the original principal sum of dollars (\$212,000.00) and recorded on FEBRUARY 24, 2004 in and/or Instrument # 0405504245, of the records in the office of the Recorder of COOK COUNTY RECORDER, ILLINOIS, more particularly described as follows, to with:

Loan Amount **\$212,000.00**

Tax Parcel ID: **13284160260000**

Property Address: **5140 W DEMING PL, CHICAGO, IL 60639** Township: **COOK COUNTY - TREASURER**

Legal Description: **SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION**

is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand by its proper officers, they being thereto duly authorized, this **21st** day of **January, 2021**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By:

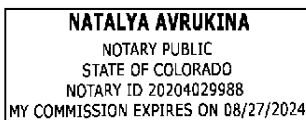
ALEXANDER ASINOF
ASSISTANT VICE PRESIDENT

State of **COLORADO**

County of **DOUGLAS**

On **January 21, 2021**, before me, **Natalya Avrukina** a Notary Public in and for the county of **DOUGLAS** in the state of **Colorado**, personally appeared **Alexander Asinof, ASSISTANT VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public

Natalya Avrukina

My commission expires August 27, 2024

Notary ID: 20204029988

DAN # 20204029988 - 882473

(This area is for notarial seal)

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Exhibit "A"

Legal Description

LOT 34 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NUMBER 4, BEING A SUBDIVISION OF THE NORTH 27 OF THE SOUTH 7/16 (EXCEPT THE SOUTH 1968 FEET AND THE WEST 174 FEET THEREOF) OF THE WEST OF THE SOUTHEAST QUARTER TOGETHER WITH THE SOUTH 17.55 FEET OF THE NORTH 1/8 OF THE SOUTH HALF (EXCEPT THE WEST 174 FEET THEREOF) OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office