

# UNOFFICIAL COPY

**Record and Return To:**

TRUIST BANK  
LIEN RELEASE DEPT  
P. O. BOX 27406  
RICHMOND, VA 23286-9437

Doc#: 2315212069 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2023 01:57 PM Pg: 1 of 2

**This Instrument Prepared By:**

STARR WYNN  
TRUIST BANK  
LIEN RELEASE DEPT  
PO BOX 27406  
RICHMOND, VA 23224  
800-634-7928

Loan #: **0050241850**  
Investor Loan #: **42190664**  
MIN: **101366100006846895**  
MERS Phone #: **(888) 679-6377**

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## RELEASE OF MORTGAGE

Illinois

KNOW ALL MEN BY THESE PRESENTS that, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, AS NOMINEE FOR BBMC MORTGAGE A DIVISION OF BRIDGEVIEW BANK GROUP, its successors and assigns P.O. BOX 2026, FLINT, MI 48501-2026**, the mortgagee of a certain mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said mortgage.

Original Mortgagor(s): **TAHANI AFANEH A MARRIED WOMAN and DEREK GARZA**

Original Mortgagee(s): **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BBMC MORTGAGE A DIVISION OF BRIDGEVIEW BANK GROUP**

Dated: 07/26/2017 Recorded: 08/18/2017 in Book/Reel/Liber: N/A at Page/Folio: N/A as Instrument No: 1723046064

Loan Amount: **\$412500.00**

Legal Description: **THE EAST HALF OF LOT 21 AND ALL OF LOT 22 IN S.E. GROSS FIFTH HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1059420 IN COOK COUNTY, ILLINOIS.**

Parcel Tax ID: **16-02-225-020-0000**

County: Cook County, State of Illinois

Property Address: 3307 W. POTOMAC AVE, CHICAGO, IL 60651

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **06/01/2023**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, AS NOMINEE FOR BBMC MORTGAGE A DIVISION OF BRIDGEVIEW BANK GROUP, its successors and assigns**



By: \_\_\_\_\_

Name: **KIMBERLY DAVIS-WILEY**

Title: **Vice President**

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STATE OF Virginia }  
COUNTY OF RICHMOND } s.s.

On **06/01/2023**, before me, **SHERRI R. FARMER**, Notary Public, personally appeared **KIMBERLY DAVIS-WILEY, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, AS NOMINEE FOR BBMC MORTGAGE A DIVISION OF BRIDGEVIEW BANK GROUP, its successors and assigns**, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **SHERRI R. FARMER**

My Commission Expires: **07/31/2024**

Commission #: **143255**

Property of Cook County Clerk's Office