

# UNOFFICIAL COPY

Doc#. 2325513230 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/12/2023 10:52 AM Pg: 1 of 3

**THIS INSTRUMENT PREPARED BY:**

Aven Financial, Inc.  
330 Primrose Road, Suite 412  
Burlingame, CA 94010

**AFTER RECORDING RETURN TO:**

Coastal Community Bank  
c/o Aven Financial, Inc.  
330 Primrose Road, Suite 412  
Burlingame, CA 94010  
CCB NMLS # 462289

Property Address: 7700 LEAMINGTON AVE, BURBANK, IL 60459

APN: 19-28-424-011-0000

[Space Above This Line For Recording Data]

**MORTGAGE CERTIFICATE OF RELEASE**  
**(Pursuant to 765 ILCS 905/3)**

KNOW ALL BY THESE PRESENTS:

That Carmina Salud, Liens Custodian, representing Coastal Community Bank % Aven Financial, Inc., owner and holder of record of a certain mortgage made by Emerson Andrade in favor of Coastal Community Bank % Aven Financial, Inc., dated 08/19/2022 and recorded on 08/26/2022 as File No. 2223833365 in the Recorder's Office of Cook County, Illinois, securing that certain promissory note or other evidence of indebtedness, which encumbers the real property described below,

DOES HEREBY certify and acknowledge, under penalties of perjury, full payment and satisfaction of said mortgage, and of said promissory note or other evidence of indebtedness secured by it, and, in consideration thereof, does hereby surrender said mortgage as canceled and releases the real property described below from the lien of said mortgage.

The property encumbered by said mortgage is described as follows: 7700 LEAMINGTON AVE, BURBANK, IL 60459.

WITNESS the hand and seal of the party making this certification this 5th day of September, 2023.

*Carmina Salud*

Carmina Salud

Liens Custodian of Aven Financial, Inc.  
Coastal Community Bank c/o Aven Financial, Inc.

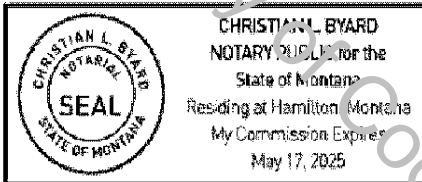
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## NOTARIAL CERTIFICATE

Remote Acknowledgement for Principal Located in the US

State of Montana  
County of Ravalli

This record was acknowledged before me by the use of communication technology on September 6th, 2023, by Carmina Salud, who was located in Burlingame, CA at the time of this notarial act.



Digitally signed by  
Christian L. Byard  
Date: 2023.09.06  
10:07:52 -06'00'

Notary Signature

The notarial act was performed using AUDIO-VIDEO COMMUNICATION technology.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A—PROPERTY LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF BURBANK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 12 IN THE LEAMINGTON-LECLAIRE RESUBDIVISION IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 2001 AS DOCUMENT NUMBER 0010059288 IN COOK COUNTY, ILLINOIS.

For informational purposes only:

APN: 19-28-424-012-0000

Property Commonly Known As:  
7700 LEAMINGTON AVE, BURBANK, IL, 60459

Property of Cook County Clerk's Office