

UNOFFICIAL COPY

Doc#: 2326925179 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2023 03:54 PM 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: 1595 CORNELL PL, HOFFMAN ESTATES, IL 60169

APN: 07-07-400-006-1063

[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 Rakhmatulla Salizhanov and Shaira Mamadliarova in favor of Coastal Community Bank % Aven Financial, Inc., dated 06/27/2022 and recorded on 08/09/2022 as File No. 2222113030 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: 1595 CORNELL PL HOFFMAN ESTATES, IL 60169.

WITNESS the hand and seal of the party making this certification this 25th day of September, 2023.

Carmina Salud

Carmina Salud

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

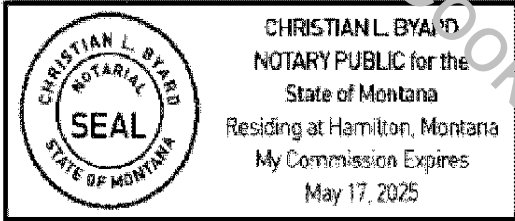
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NOTARIAL CERTIFICATE

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 25th, 2023, by Carmina Salud, who was located in
Burlingame, CA at the time of this notarial act.



Digitally signed by
Christian L. Byard
Date: 2023.09.25
14:05:42 -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****PARCEL 1:**

UNIT 15 "A" AS DELINEATED ON A SURVEY ATTACHED TO AND MADE A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE DECEMBER 21, 1973, AS DOCUMENT NUMBER, LR2732977 AND RECORDED ON THE SAME DAY AS DOCUMENT NUMBER 22578336 AND AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: OUTLOT 1 AND LOTS 1 THROUGH 39 BOTH INCLUSIVE, IN PETER ROGIN FARMS UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1973 AS DOCUMENT NUMBER 22299741 AND REGISTERED ON OCTOBER 17, 1973 AS DOCUMENT NUMBER LR2722849, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID AND AS CREATED BY TRUSTEES DEED FROM EXCHANGE NATIONAL BANK OF (CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1973 AND KNOWN AS TRUST NUMBER 28387 TO JEFFERY EDWIN EDEHETT AND LYDIA EDELHETT, HIS WIFE DATED MAY 1, 1975 AND FILED JUNE 26, 1975 AS DOCUMENT NUMBER LR2815583 FOR PARKING OVER PARKING SPACE NO, "15-A", (ALL IN COOK COUNTY, ILLINOIS.

For informational purposes only:

APN: 07-07-400-006-1063

Property Commonly Known As:
1595 CORNELL PL HOFFMAN ESTATES, IL 60169