

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:

**ANTHONY COSCA**  
**PNC BANK, NATIONAL ASSOCIATION**  
**P.O. BOX 8820**  
**DAYTON, OH 45482**

Doc#: 2410814503 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/17/2024 3:22 PM Pg: 1 of 2

**1000153055**

**JAVIER MARTIN**

PO Date: 04/08/2024

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. MIN# 100196399002020566  
MERS PHONE: 1-888-679-6377

## RELEASE OF MORTGAGE

THIS CERTIFIES that a certain mortgage executed by

**JAVIER MARTIN AND YOLANDA MARTIN**

to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR**

**GUARANTEED RATE, INC. ITS SUCCESSORS AND ASSIGNS** dated **February 17, 2012** calling for the original  
principal sum of dollars (**\$52,000.00**), and recorded in Mortgage Record , page and/or instrument # **1207518048**, of  
the records in the office of the Recorder of **COOK COUNTY, ILLINOIS**, more particularly described as follows, to wit:

**1942 N NEVA AVE, CHICAGO IL - 60707**

Tax Parcel No. **13-31-300-024-0000**

LOT 59 IN BRITIGAN'S ARMITAGE AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE WEST 88.45  
ACRES OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand and seal by its proper officers, they  
being thereto duly authorized, this 17th day of **April, 2024**.

**PNC BANK, NATIONAL ASSOCIATION**

By



\_\_\_\_\_  
**WENDY M HAIRE**  
Its **VICE PRESIDENT**

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**MIN# 100196399002020566 MERS PHONE: 1-888-679-6377**

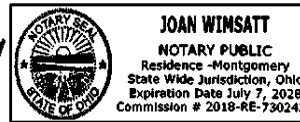
**JAVIER MARTIN**

State of **OHIO** )  
County of **MONTGOMERY COUNTY** ) SS:

Before me, the undersigned, a Notary Public in and for said County and State this **17th** day of **April, 2024** ,  
personally appeared **WENDY M. HAIRE, VICE PRESIDENT**, of  
**PNC BANK, NATIONAL ASSOCIATION**

who as such officers for and on its behalf acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal



Notary Public  
**JOAN WINSATT**  
My commission expires **7/7/2028**