

# UNOFFICIAL COPY



Doc#: 1622516068 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2016 02:55 PM Pg: 1 of 2

(Space above reserved for Recorder)

Record & Return To:  
Title 365  
345 Rouser Road, Suite 602  
Coraopolis, PA 15108  
Phone No.: 412-625-2030  
Order No.: SAC-1601226

## AFFIDAVIT OF SCRIVENER'S ERROR

BEFORE ME, the undersigned Notary Public, personally appeared Peggy Tschippert, who, being by me first duly sworn, deposes and states:

1. That he/she is an employee of Title 365 and is duly qualified to make this affidavit.
2. That he/she has personal knowledge of the facts and matters stated herein.
3. That he/she is familiar with the conveyance and security instruments of record in the office of the Cook County Clerk, Illinois, particularly the Warranty Deed given by Antonio Yniguez and Victoria Yniguez as grantors, to Rodolfo Padilla and Cristina Garcia dated March 31, 1992, and recorded April 28, 1992, as Instr# 92-285750.
4. That the following instrument, through inadvertence, mistake, and error, contains a scrivener's error related to the legal description of the Warranty Deed referenced above, to-wit:  
  
LOT 13, THE SUBDIVISON OF BLOCK 11, IN THE SUBDIVISON OF THE SOUTHEAST  $\frac{1}{4}$  AND THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
5. That the following instrument, through inadvertence, mistake, and error, contains a scrivener's error related to the grantee, Cristina Garcia of the Warranty Deed referenced above, to-wit:
6. This Affidavit is being filed for record in the Cook County Clerk, State of Illinois, for the purpose of correcting the legal description and the grantee's name appearing in the Warranty Deed referenced in Paragraph 3.

CCRD REVIEW

# UNOFFICIAL COPY

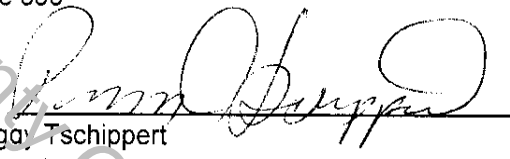
- 7. The legal description referenced on the Warranty Deed Did read LOT 13, THE SUBDIVISION OF BLOCK 11, IN THE SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereinabove should read:

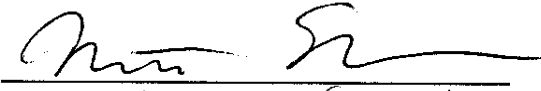
LOT 13 IN BLOCK 11 IN STEEL'S SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- 8. The grantee's name referenced on the Warranty Deed Did read as Cristina Garcia hereinabove should read: Christine Garcia

Title 365

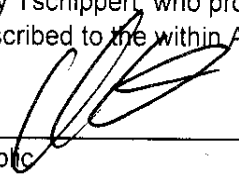
By:   
 Peggy Tschippert  
 Operations Manager

  
 Witness Diana Cox

  
 Witness Matthew Siroads

Commonwealth of Pennsylvania  
County of Allegheny, to-wit:

On this, the 4 day of August 2016, the foregoing instrument was subscribed and acknowledged simultaneously before me, a Notary Public, by Peggy Tschippert, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Affidavit of Scrivener's Error.

Notary Public 

My Commission Expires: 3-30-2020

**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
 BRANDON J. BARNETT, Notary Public  
 Peters Township, Washington County,  
 My Commission Expires March 30, 2020