

UNOFFICIAL COPY

CORRECTIVE RECORDING AFFIDAVIT

THIS FORM IS PROVIDED COMPLIMENTS OF
KAREN A. YARBROUGH, COOK COUNTY
RECORDER OF DEEDS, AS A COURTESY FORM
WHICH MAY BE USED TO DETAIL A DESIRED
CORRECTION TO A PREVIOUSLY RECORDED
DOCUMENT. CUSTOMER'S MAY USE THEIR OWN
AFFIDAVIT AS WELL, BUT IT MUST INCLUDE ALL
OF THE BELOW REQUIRED INFORMATION. THIS
FORM DOES NOT CONSTITUTE LEGAL ADVICE.



Doc# 1788645106 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2017 03:16 PM PG: 1 OF 4

PREPARER: Paul J. Kulas, Esq.

2329 W. Chicago Ave., Chicago, IL 60622

THE COOK COUNTY RECORDER OF DEEDS (CCRD) NO LONGER ACCEPTS RE RECORDINGS. BUT INSTEAD OFFERS CORRECTIVE RECORDINGS. DOCUMENTS ATTEMPTING TO UPDATE A PREVIOUSLY RECORDED DOCUMENT MUST INCLUDE THE FOLLOWING INFORMATION, PLUS A CERTIFIED COPY OR THE ORIGINAL.

I, Paul J. Kulas, THE AFFIANT, do hereby swear or affirm, that the attached document with the document number: 1705908015, which was recorded on: February 28, 2017 by the Cook County Recorder of Deeds, in the State of Illinois, contained the following **ERROR**, which this affidavit seeks to correct:

DETAILED EXPLANATION (INCLUDING PAGE NUMBER(S), LOCATION, PARAGRAPH, ETC.) OF ERROR AND WHAT THE CORRECTION IS. USE ADDITIONAL SHEET IF MORE SPACE NEEDED FOR EXPLANATION OR SIGNATURES.

Parking Space P-5 was missing from the legal description of the property.

There should be a total of three Parking Spaces as follows: P-5, P-6 and P-7.

Furthermore, I, Paul J. Kulas, THE AFFIANT, do hereby swear or affirm, that this submission includes a CERTIFIED COPY OR THE ORIGINAL DOCUMENT, and this Corrective Recording Affidavit is being submitted to correct the aforementioned error. Finally, this correction was approved and/or agreed to by the original GRANTOR(S) and GRANTEE(S), as evidenced by their notarized signature(s) below (or on a separate page for multiple signatures).

Michael A. Galante
PRINT GRANTOR NAME ABOVE

[Signature]
GRANTOR SIGNATURE ABOVE

3-22-17
DATE AFFIDAVIT EXECUTED

Giorgio Pescatore
PRINT GRANTEE NAME ABOVE

[Signature]
GRANTEE SIGNATURE

3-22-17
DATE AFFIDAVIT EXECUTED

GRANTOR/GRANTEE 2 ABOVE

GRANTOR/GRANTEE 2 SIGNATURE

DATE AFFIDAVIT EXECUTED

Paul J. Kulas
PRINT AFFIANT NAME ABOVE

[Signature]
AFFIANT SIGNATURE ABOVE

3-22-17
DATE AFFIDAVIT EXECUTED

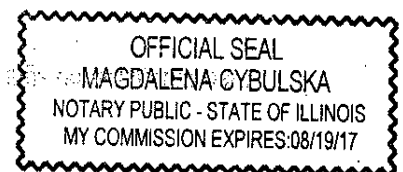
NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARY

STATE: Illinois)

SS

COUNTY Cook)

Subscribed and sworn to me this 22nd day of March, 2017



Magdalena Cybulska
PRINT NOTARY NAME ABOVE

[Signature]
NOTARY SIGNATURE ABOVE

3-22-17
DATE AFFIDAVIT NOTARIZED

Bm

UNOFFICIAL COPY

527106101021
170109101429
11

SPECIAL WARRANTY DEED

Doc#: 1705908015 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/28/2017 09:06 AM Pg: 1 of 2

Dec ID 20170201614435

ST/CO Stamp 2-102-784-704 ST Tax \$570.00 CO Tax \$285.00

City Stamp 0-241-267-904 City Tax: \$5,985.00

The GRANTOR, 2701 WEST BELMONT PROPERTY LLC, an Illinois limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

GIORGIO PESCATORE TRUST DATED AUGUST 14, 2000, AS AMENDED, of 3550 N. Lake Shore Dr., Unit 2715, Chicago, IL 60657

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

^{P-6}
Unit 1E and P-7 in the 2707 West Belmont Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 2 (except the East 3.75 feet thereof) and the East 28.6 feet of Lot 3 in Goldsmith and Smith's Resubdivision of Lots 1 to 11, both inclusive, in McCormick's Resubdivision of Lots 1 to 21, inclusive, in Nissen's Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded 2-17-17, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1704829014, as amended from time to time; together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2017 and subsequent years.

Permanent Real Estate Index Number(s): 13-25-200-016-0000 (affects underlying land)

Address(es) of Real Estate: 2707 W. Belmont Ave., Unit 1E, & P-7, Chicago, IL 60618

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. There were no tenants as this is new construction.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

17010910129

The GRANTOR, **2701 WEST BELMONT PROPERTY LLC**, an Illinois limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

GIORGIO PESCATORE TRUST DATED AUGUST 14, 2000, AS AMENDED, of 3550 N. Lake Shore Dr., Unit 2715, Chicago, IL 60657

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 1E, and ^{P-6}P-7 in the 2707 West Belmont Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 2 (except the East 3.75 feet thereof) and the East 28.6 feet of Lot 3 in Goldsmith and Smith's Resubdivision of Lots 1 to 11, both inclusive, in McCormick's Resubdivision of Lots 1 to 21, inclusive, in Nisse's Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded 2-17-17, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1704829014, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2017 and subsequent years.

Permanent Real Estate Index Number(s): 13-25-200-016-0000 (affects underlying land)

Address(es) of Real Estate: 2707 W. Belmont Ave., Unit 1E, & ^{P-6}P-7, Chicago, IL 60618

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. There were no tenants as this is new construction.

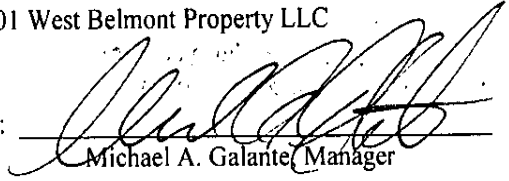
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 17th day of February, 2017.

2701 West Belmont Property LLC

By: _____



Michael A. Galante, Manager

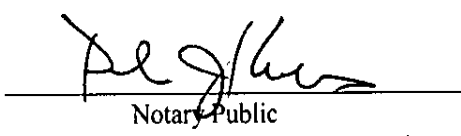
State of Illinois)
)
County of Cook)

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL A. GALANTE, personally known to me to be the Manager of 2701 WEST BELMONT PROPERTY LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 17th day of February, 2017.

Commission expires: 12-8-18


Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

David R. Herzog, Esq.
77 W. Washington St., Ste. 1717
Chicago, IL 60602

Send subsequent tax bills to:

Giorgio Pescatore
2707 W. Belmont Ave., Unit 1E
Chicago, IL 60618