

CORRECTIVE RECORDING AFFIDAVIT

UNOFFICIAL COPY



THIS FORM IS PROVIDED IN COMPLIMENT 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# 1717219006 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2017 10:46 AM PG: 1 OF 6

PREPARER: Lincoln Title Co.

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, A. ORTOLANO, THE AFFIANT, do hereby swear or affirm, that the attached document with the document number: 1714245011, which was recorded on: 5-22-17 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.

Need to correct scrivener's error

STORAGE Space 5-5 T Wine Storage Space WS-19

Furthermore, I, A. ORTOLANO, 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).

Huron Sedwick De LLC
PRINT GRANTOR NAME ABOVE

[Signature]
GRANTOR SIGNATURE ABOVE

6-21-17
DATE AFFIDAVIT EXECUTED

Robert Kleckner et al.
PRINT GRANTEE NAME ABOVE

[Signature]
GRANTEE SIGNATURE

6-21-17
DATE AFFIDAVIT EXECUTED

GRANTOR/GRANTEE 2 ABOVE

GRANTOR/GRANTEE 2 SIGNATURE

DATE AFFIDAVIT EXECUTED

PRINT AFFIANT NAME ABOVE

AFFIANT SIGNATURE ABOVE

DATE AFFIDAVIT EXECUTED

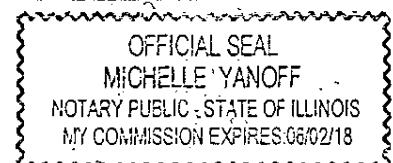
NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARY

STATE: IL)

) SS

COUNTY Cook)

Subscribed and sworn to me this 21 day of June, 2017



Michelle Yanoff
PRINT NOTARY NAME ABOVE

[Signature]
NOTARY SIGNATURE ABOVE

6-21-17
DATE AFFIDAVIT NOTARIZED

Rook

UNOFFICIAL COPY

1714245011D

Doc# 1714245011 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2017 10:32 AM PG: 1 OF 5

**400 WEST HURON CONDOMINIUM
SPECIAL WARRANTY DEED**

170000 31421

This Special Warranty Deed is made this 16th day of May, 2017, by **HURON SEDGWICK DEVELOPMENT LLC**, a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and **Robert L. Kleckner, Jr.**, of Chicago, Illinois (whether one or more, "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Authorized Signatory of said limited liability company, by these presents does convey and warrant unto Grantee, and to Grantee's successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

See Exhibit A attached hereto and incorporated herein by reference

Grantor also hereby grants to the Grantee, its successors and assigns, the rights and easements appurtenant to the subject Unit set forth in the Declaration of Condominium described in said Exhibit A ("Declaration"), for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property therein described.

This Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND DEFEND**, subject to: (i) general real estate taxes for 2016 (2nd installment) and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record,

including the Declaration, and so long as same do not prohibit the use of said unit as a single family condominium residence; and (v) the Condominium Property Act of Illinois

UNOFFICIAL COPY

IN WITNESS WHEREOF, HURON SEDGWICK DEVELOPMENT LLC has executed this Special Warranty Deed as of the day and year above first written.

HURON SEDGWICK DEVELOPMENT LLC, an Illinois limited liability company

By: [Signature]
Its: Authorized Signatory

This instrument was prepared by:

Lawrence M. Gritton
126 West Chicago Avenue
Chicago, Illinois 60654


After recording mail to:



Leo G. Aubel
200 S. Michigan, #1100
Chicago, IL 60604

Send subsequent tax bills to:

Robert L. Kleckner, Jr.
400 West Huron Street, Unit 1103
Chicago, IL 60654

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		18-May-2017
	CHICAGO:	11,550.00
	CTA:	4,820.00
	TOTAL:	16,170.00
17-09-120-014-0000 20170501653908 1-458-303-424		

REAL ESTATE TRANSFER TAX		22-May-2017
	COUNTY:	770.00
	ILLINOIS:	1,540.00
	TOTAL:	2,310.00
17-09-120-014-0000 20170501653908 1-345-827-264		

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

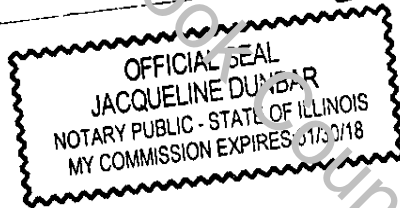
State of Illinois)
) SS
 County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Lawrence M. Gritton, as Authorized Signatory on behalf of **Huron Sedgwick Development LLC**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of May, 2017.

[Handwritten Signature]

 Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Unit 1103 in the 400 West Huron Condominium as delineated on a Survey of the following described land:

LOTS 23 TO 28 BOTH INCLUSIVE, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

EXCEPT:

RETAIL PARCEL 1:

THAT PART LOTS 23 TO 28 BOTH INCLUSIVE, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.26 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.94 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOTS 27 AND 28 AFORESAID 41.17 FEET; THENCE NORTH 00°01'42" WEST 57.11 FEET; THENCE NORTH 90°00'00" WEST 7.10 FEET; THENCE NORTH 00°01'42" WEST 2.23 FEET; THENCE NORTH 90°00'00" WEST 8.42 FEET; THENCE NORTH 00°01'42" WEST 8.71 FEET; THENCE SOUTH 90°00'00" EAST 56.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28; THENCE SOUTH 00°01'42" EAST ALONG THE EAST LINE OF LOT 28 AFORESAID 68.05 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT:

RETAIL PARCEL 2:

THAT PART LOTS 23 TO 28 BOTH INCLUSIVE, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.94 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +2.42 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 28; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOT 28 AFORESAID 17.95 FEET; THENCE NORTH 00°01'42" WEST 20.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 40.57 FEET; THENCE NORTH 00°01'42" WEST 28.75 FEET; THENCE NORTH 90°00'00" WEST 30.31 FEET; THENCE NORTH 00°01'42" WEST 18.84 FEET; THENCE SOUTH 90°00'00" EAST 70.88 FEET; THENCE SOUTH 00°01'42" EAST 47.59 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS;

UNOFFICIAL COPY

which survey is attached to as Revised Exhibit E to the Declaration of Condominium recorded as Document Number 1709629057, as amended by First Amendment to Declaration of Condominium recorded as Document Number 1713013044, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Spaces P-42, P-43 and P-44. Storage Space ~~S-19~~^{S-5} and Wine Storage Space ~~WS-3~~^{WS-19}. Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid, recorded April 6, 2017 as Document Number 1709629057, as amended by First Amendment to Declaration of Condominium recorded as Document Number 1713013044.

Parcel 3:

Easements for the benefit of Parcel 1 as set forth in the Easement Agreement and Covenant dated March 23, 2015 and recorded March 30, 2015 as document number 1508957365.

Permanent Index Numbers: 17-09-120-013-0000
17-09-120-014-0000

Street Address: Unit 1103, 400 West Huron Street, Chicago, IL 60654

Re Record to correct scrivener's error:
STORAGE SPACE SHOULD BE S-5
WINE STORAGE SPACE SHOULD BE WS-19