

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# 1734813068 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2017 03:34 PM PG: 1 OF 5

PREPARER: Proper Title

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, Patrick Kennedy, THE AFFIANT, do hereby swear or affirm, that the attached document with the document number: 173034/1033, which was recorded on: October 30, 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.

INCORRECT LEGAL DESCRIPTION

Furthermore, I, Patrick Kennedy, 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).

Ronald T. Chears
PRINT GRANTOR NAME ABOVE

Ronald T. Chears
GRANTOR SIGNATURE ABOVE

12.6.17
DATE AFFIDAVIT EXECUTED

Samir Dhanani
PRINT GRANTEE NAME ABOVE

Samir Dhanani
GRANTEE SIGNATURE

12.6.17
DATE AFFIDAVIT EXECUTED

Amy Dhanani
GRANTOR/GRANTEE 2 ABOVE

Amy Dhanani
GRANTOR/GRANTEE 2 SIGNATURE

12.6.17
DATE AFFIDAVIT EXECUTED

Patrick Kennedy
PRINT AFFIANT NAME ABOVE

Patrick Kennedy
AFFIANT SIGNATURE ABOVE

12.6.17
DATE AFFIDAVIT EXECUTED

NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARY

STATE: IL)

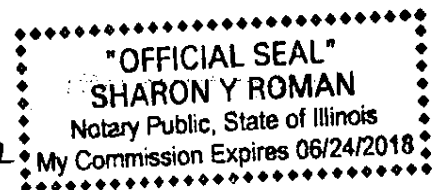
) SS

COUNTY COOK)

Subscribed and sworn to me this 6 day, of DECEMBER 2017

Sharon Roman
PRINT NOTARY NAME ABOVE

Sharon Roman
NOTARY SIGNATURE ABOVE



12.6.17
DATE AFFIDAVIT NOTARIZED

CCRD REVIEWER [Signature] 5/2/18

UNOFFICIAL COPY



Doc# 1730341033 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2017 11:53 AM PG: 1 OF 4

PT17-43784
**WARRANTY DEED
ILLINOIS STATUTORY**

CT

1/1 mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-43784

THE GRANTOR, Ronald T. Cheers, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Samir Dhanani & Amy Dhanani, husband and wife, as Tenants by the Entirety, in fee simple, the following described real estate situated in the County of , in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 17-17-110-054-0000

Property Address: 1544 W. Jackson Boulevard, Chicago, IL 60607

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements, and general taxes for 2017 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17 day of October, 2017.

Ronald T. Cheers
Ronald T. Cheers

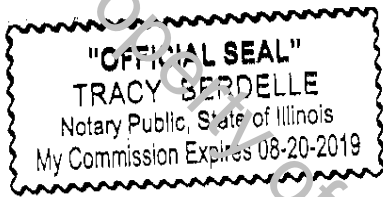
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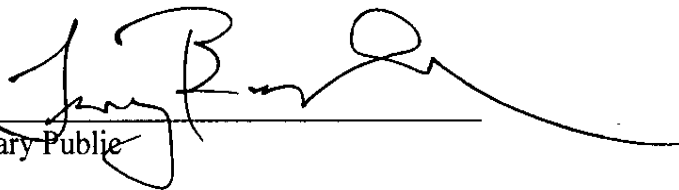
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ronald T. Cheers 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 signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12 day of October, 2017.




Notary Public

~~MAIL RECORDED DEED TO:~~

CAWLA RAVANI
ATTN: ANIMESH RAVANI
1016 W. JACKSON BLVD, #509
CHICAGO, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Samir & Amy Dhanani
1544 W. Jackson Boulevard
Chicago, IL 60607

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1406 W. Chicago Ave., Chicago, IL 60642

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LEGAL DESCRIPTION

PARCEL 1:

FD

THAT PART OF LOTS 6, ~~7~~ AND 8 IN BLOCK 19 IN HONORE'S RESUBDIVISION OF LOTS 17 TO 37, INCLUSIVE, IN LAFLIN AND LOOMIS' SUBDIVISION OF BLOCKS 6, 9 19 AND 20 AND THE RESUBDIVISION OF LOTS 5, 18, 21, 30, 31, 32, 33 AND 41 IN CANAL TRUSTEES' SUBDIVISION OF WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE EAST 111.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING; THENCE NORTH, 148.99 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1.0 FEET OF SAID LOT 6, 110.13 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE EAST ALONG SAID SOUTH LINE, 22.00 FEET; THENCE SOUTH 148.99 FEET, TO A POINT ON THE SOUTH LINE OF OF SAID LOT 8, 133.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST 22.00 FEET ALONG SOUTH SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

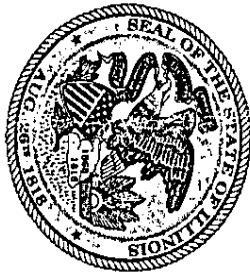
PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 94890174, AS AMENDED BY DOCUMENT 95194082 AND AS CREATED BY DEED DATED JUNE 23, 1995 AND RECORDED JULY 1, 1995 AS DOCUMENT 95437790 FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1993, AND KNOWN AS TRUST NUMBER 117688-01 TO RONALD T. CHEARS FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

25-Oct-2017



17-17-110-054-0000

20171001642709

0-437-082-048

COUNTY:	590.50
ILLINOIS:	1,181.00
TOTAL:	1,771.50

REAL ESTATE TRANSFER TAX

26-Oct-2017



CHICAGO:	8,857.50
CTA:	3,543.00
TOTAL:	12,400.50 *

17-17-110-054-0000 | 20171001642709 | 2-041-876-416

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

Property of Cook County Clerk's Office