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Doc# 1809613010 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/06/2018 09:29 AM PG: 1 OF 2

AFFIDAVIT OF SCRIVENER'S ERROR

The undersigned, Dave Walsh ("Affiant"), Claims Specialist for First American Title Insurance Company, whose address for the purpose of this instrument is: 27775 Diehl Road, Warrenville, IL 60555, being duly sworn, deposes and says:

1. Affiant makes this Affidavit based upon a review of the file with real estate described as:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, LEGALLY DESCRIBED AS FOLLOWS: LOT 41 IN FRANK L. JOHNSON'S NORTH SHELDON HEIGHTS 2ND ADDITION BEING A SUBDIVISION IN LOTS 51 AND 54 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 TOWNSHIP 37 RANGE 14 EAST OF THE 3RD PRINCIPLE MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known As: 10912 S Normal Avenue Chicago, IL 60628
Pin: 25-16-318-007-0000

That the owner of said real estate is Ella M. Nowling, a married woman.

Due to a scrivener's error and/or mutual mistake of grantor and grantee therein, an error appears in the legal description in the instrument entitled Quit Claim Deed recorded on November 4, 2004 as document number 0430918104 between Charles E. Nowling, Jr. a married man, grantor and Ella M. Nowling, a married woman., grantee to-wit: the legal description provided in the Warranty Deed inadvertently described the property as:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, LEGALLY DESCRIBED AS FOLLOWS: LOT 41 IN FRANK L. JOHNSON'S NORTH SHELDON HEIGHTS 2ND ADDITION BEING A SUBDIVISION IN LOTS 51 AND 54 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 TOWNSHIP 37 RANGE 14 OF THE 3RD PRINCIPLE MERIDIAN IN COOK COUNTY, ILLINOIS..

This description was the result of a scrivener's error; the actual intent was to give a Quit Claim Deed conveying the property described in Paragraph 1 above.

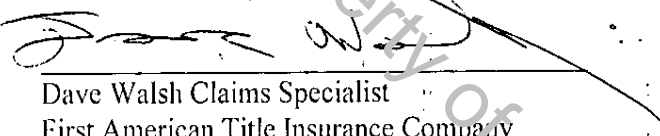
2. There are no circumstances or claims which would preclude the recording of this Affidavit.
3. Affiant makes this Affidavit to give actual notice to Register of Deeds and constructive notice to the general public of said Quit Claim Deed.
4. Furthermore Affiant sayeth not.

FIRST AMERICAN TITLE
FILE # IL 1809201994

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In witness thereof, this Affidavit is executed this 4th day of April 2018.


Dave Walsh Claims Specialist
First American Title Insurance Company

STATE OF ILLINOIS)

COUNTY OF DuPage)

The foregoing instrument was subscribed and sworn to before me on this 4th day of April 2018 by Dave Walsh,
Claims Specialist for First American Title Insurance Company.


Notary Public

My commission expires: 5-13-20

Prepared by (and after recording, return to)
Dave Walsh / Claims Dept.
First American Title Insurance Company
27775 Diehl Road, Warrenville, IL 60555
(IL-1809201994)

