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Doc# 1829013063 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2018 02:46 PM PG: 1 OF 4

SCRIVENER'S ERROR AFFIDAVIT

DILLON SHEA, being first sworn upon his oath, deposes and states that if called to testify in this matter, could, based upon his own personal knowledge, competently testify as follows:

1. I am a Managing Counsel for Fidelity National Title Group ("Fidelity"), the parent company of Chicago Title Insurance Company ("Chicago Title") and possess authority to execute this affidavit on Chicago Title's behalf.

2. Among other things, Chicago Title issues title insurance policies for commercial and residential real estate transactions and performs related real estate services through both local branch offices and a network of affiliated agents.

3. As part of my job responsibilities, I periodically review records for closings conducted in the offices of Chicago Title as well as in the offices of Chicago Title's various agents as they relate to title issues or claims that arise subsequent to the closing of individual transactions.

4. I have reviewed Chicago Title's records for a May 15, 2013 residential closing (the "Closing") in which Robert Black ("Robert"), Alvin E. Black ("Alvin"), and Carlos A. Black ("Carlos") refinanced (the "Refinance") an existing mortgage lien interest (the "Prior Mortgage") secured against the real property located at 15615 Myrtle Avenue, Harvey, Illinois 60426 (the "Premises"). Based on these records, I am familiar with the transaction, including the status of title to the Premises before and after the Closing as well as the funds to be disbursed at the conclusion of

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the proceeding.

5. According to Chicago Title's records and the public records associated with the Premises, the Premises are legally described as follows:

Lot Forty One (41) and the South Half (1/2) of Lot Forty Two (42) in Block Ninety Four (94) in Harvey, in Section 17, Township 36 North, Range 14, East of Third Principal Meridian in Cook County, Illinois.

Commonly Known As: 15615 Myrtle Ave., Harvey, IL 60426
Permanent Index No.: 29-17-308-006-0000

6. According to Chicago Title's records, Robert, Alvin, and Carlos acquired title to the Premises by virtue of a Quit Claim Deed (the "Deed") recorded by the Cook County Recorder of Deeds on March 25, 2002 as Document No. 0020336289.

7. According to Chicago Title's records, the Premises are described on the Deed as follows:

Lot 41 in Block 94 in Harvey, being a subdivision of part of Sections 17 and 8, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

8. According to Chicago Title's records, the Closing of the Refinance was conducted by ServiceLink, LLC on May 15, 2013.

9. According to Chicago Title's records, Robert, Alvin, and Carlos financed the Refinance by delivering a \$62,122.00 promissory note (the "Note") to JPMorgan Chase Bank, N.A. ("Chase").

10. As security for sums advanced pursuant to the terms of the Note, Chicago Title's records reflect that Robert, Alvin, and Carlos executed and delivered a mortgage (the "Mortgage") in which they conveyed to Chase a first mortgage lien interest in the Premises.

11. According to Chicago Title's records, the Mortgage was recorded by the Cook County Recorder of Deeds on June 13, 2013 as Document No. 1316408194.

12. According to Chicago Title's records, the Premises are described on the Mortgage as

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follows:

All that parcel of land in Cook County, State of Illinois, as more fully described in Deed Doc # 002033689, ID# 29-17-308-006, being known and designated as Lot 41 in Block 94 in Harvey, being a subdivision of part of Sections 17 and 8, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

13. According to Chicago Title's records, the Deed and Mortgage include an incorrect legal description for the Premises. The purpose of this affidavit is to amend the legal description included on the Deed and Mortgage.

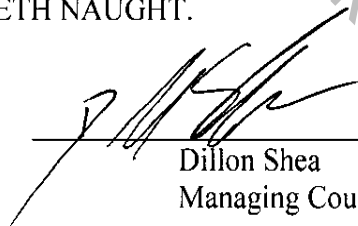
14. The legal description on the Deed recorded by the Cook County Recorder of Deeds on March 25, 2002 as Document No. 0020336289 should be amended to read as follows:

Lot Forty One (41) and the South Half (1/2) of Lot Forty Two (42) in Block Ninety Four (94) in Harvey, in Section 17, Township 36 North, Range 14, East of Third Principal Meridian in Cook County, Illinois.

15. The legal description on the Mortgage recorded by the Cook County Recorder of Deeds on June 13, 2013 as Document No. 1316408194 should be amended to read as follows:

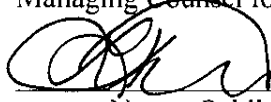
Lot Forty One (41) and the South Half (1/2) of Lot Forty Two (42) in Block Ninety Four (94) in Harvey, in Section 17, Township 36 North, Range 14, East of Third Principal Meridian in Cook County, Illinois.

FURTHER YOUR AFFIANT SAYETH NAUGHT.

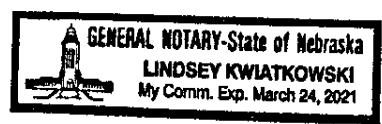

Dillon Shea
Managing Counsel

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on October 12, 2018 by Dillon Shea, Managing Counsel for Fidelity National Title Group.


Notary Public

Printed Name: Lindsey Kwiatkowski
My Commission Expires: 3.24.21



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Prepared By/Return To:

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