

# UNOFFICIAL COPY



Doc# 1907116094 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2019 10:45 AM PG: 1 OF 4

AP1902129 1516 J

## SCRIVENER'S ERROR AFFIDAVIT

The Undersigned, Joan M Geoghegan, of Near North National Title LLC, whose address for the purpose of this Instrument is 222 N. LaSalle Street, Chicago, IL 60601, being duly sworn, deposes and says:

1. Affiant makes this Affidavit based upon a review of the file.
2. That on or about February 22, 2019, Near North National Title LLC assisted in a transaction wherein GMP Development, LLC conveyed the property commonly known as, 111 N. Wabash, Unit 2015 Chicago, IL 60602 by Deed dated February 15, 2019 to Mashkoor Ali Khan and Hina Ali Khan.
3. Said Deed was recorded on February 25, 2019 as Document 1905618139 with the Cook County Recorder of Deeds.
4. The above described Deed contains an unintentional scrivener's error in that it failed to include Exhibit "B" Permitted Exceptions.
5. The missing Exhibit "B" that should be attached to the above described Deed is attached.

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- 6. There are no circumstances or claim which should preclude the recording of this Affidavit.
- 7. Affiant makes this Affidavit to give Actual Notice to the Cook Recorder of Deeds and Constructive Notice to the general public of said Deed.
- 8. Further Affiant sayeth not.

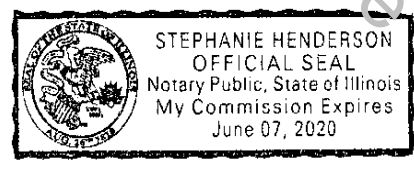
In witness thereof, this Affidavit is executed this March 11, 2019 by Joan M Geoghegan in my capacity as Esrow Officer for Near North National Title LLC

[Signature]  
 \_\_\_\_\_  
 Joan M Geoghegan  
 Near North National Title LLC

STATE OF ILLINOIS            )  
   )  
 COUNTY OF Cook            )

The foregoing instrument was subscribed and sworn to before me on this March 11, 2019  
 by Joan M. Geoghegan

[Signature]  
 \_\_\_\_\_  
 Notary Public, Cook County, Illinois



Drafted by/ Return to:  
 Near North National Title LLC  
 222 N. La Salle Street  
 Chicago, IL 60601

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## Legal Description - PIN 17-10-309-016-1154

UNIT 2015 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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## EXHIBIT "B" PERMITTED EXCEPTIONS

1. General Taxes for the year 2018, second installment and subsequent years;
2. Rights of tenants under existing unrecorded leases and of all parties claiming by, through or under them.
3. Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded as document number 0614218032, and as amended from time to time.
4. Provisions, conditions and limitations as created by and contained in the Illinois Condominium Property Act.
5. The land lies within the boundaries of Special Service Area No. 12 as disclosed by Ordinance recorded as Document 91075841 and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
6. Easement Agreement made by the Heritage at Millennium Park LLC and Garland Park LLC recorded November 27, 2002 as Document 0021314742.
7. Ordinance recorded October 14, 2003 as Document 0328732025 designating the land insured herein as a Landmark in the Jewelers Row District.
8. Terms, provisions and conditions of Notice recorded January 5, 2004 as Document 0400520094 made by the City Council of Chicago and Jewelers Row District of designation as a Chicago Landmark.