

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE# 2960112

SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Sam Bruhnke
1300 Higgins Rd #101
Park Ridge IL 60068

Property Identification Number:

14-30-103-053-1002

Document Number to Correct:

1910646040



1932222004

Doc#-1932222004 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/18/2019 09:08 AM PG: 1 OF 3

I, Samantha Bruhnke, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is (ex. drafting attorney, closing title company, grantor/grantee, etc.):

closing title company, do hereby swear and affirm that Document Number: 1910646040 included the following mistake: deed missing grantee's tenancy

which is hereby corrected as follows: (use additional pages as needed, legal must be attached for property, or attach an exhibit which includes the correction—but **DO NOT ATTACH** the original/certified copy of the originally recorded document): see exhibit A

Finally, I Samantha Bruhnke, the affiant, do hereby swear to the above correction, and believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document.

SMB 00
Affiant's Signature Above

11-14-19
Date Affidavit Executed

NOTARY SECTION:

State of IL
County of COOK

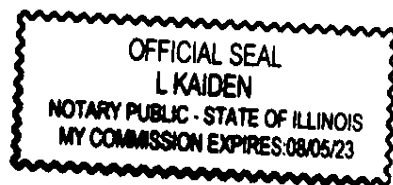
I, Lisa Kaiden, a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued identification, and appearing to be of sound mind and free from any undue coercion or influence.

AFFIX NOTARY STAMP BELOW

Notary Public Signature Below Date Notarized Below

Lisa Kaiden

11/14/2019



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Exhibit A

WARRANTY DEED
ILLINOIS

Doc#: 1910846040 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/18/2019 08:58 AM Pg: 1 of 3

Dec ID 20190401643770
ST/CO Stamp 1-620-513-898 ST Tax \$476.00 CO Tax \$238.00
City Stamp 0-525-357-984 City Tax: \$4,898.00

FIRST AMERICAN TITLE
FILE # 2960112

Preparer File: 2960112
FATIC No.:

THE GRANTOR(S) Shannon Niezelski, an unmarried woman of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Bryan Keller and Emily Palmer Joint tenants, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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

Permanent Real Estate Index Number(s): 14-30-103-053-1002

Address(es) of Real Estate: 2129 W Belmont Ave 2W Chicago, IL 60618

Dated this 3 day of April, 2019

Shannon F. Niezelski
Shannon Niezelski



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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 2W IN THE 2129-31 W. BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOTS 12 AND 13 IN THE WEST 1/2 OF BLOCK 17 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2W, STORAGE SPACE S-2W AND ROOF DECK RD-2W, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0515839010.

Property of Cook County Clerk's Office

