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A20-2219

SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Alliance Title Corp

Joana Rivera

5523 N. Cumberland Ave

Chicago, IL 60656

Property Identification Number:

13-24-305-042-0000

Document Number to Correct:

1900416092



Doc# 2004913015 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/18/2020 09:28 AM PG: 1 OF 2

I, Joana Rivera, an employee of Alliance Title Corporation, 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.): Joana Rivera, an employee of Alliance Title Corporation, do hereby swear and affirm that Document Number 1900416092 included the following mistake: **Homestead verbiage of grantor is missing on previous recorded Deed.** 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): **Please correct deed to add missing homestead verbiage to grantor. Add "Not a homestead property as to the spouse of the Grantor."** Finally, I Joana Rivera, 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.

Alliance Title Corporation By: Joana Rivera

2-12-2020
Date Affidavit Executed

NOTARY SECTION:

State of IL

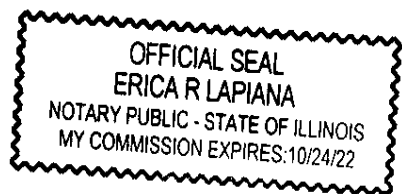
County of COOK
Erica R. Lapiana

I, Erica R. Lapiana, 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

2/12/2020



2
12
10/24/22

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Legal Description

PARCEL 13 AS DEFINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR CORNELIA COURT TOWNHOME ASSOCIATION AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION OF ELSTON AVENUE AS SHOWN ON PLAT RECORDED JULY 05, 1905 IN BOOK 90 OF PLATS AT PAGE 11, DESCRIBE AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE, (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING A LINE 33.0 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5) THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE OF NORTH WHIPPLE STREET 71.75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 18.0 FEET THENCE NORTH 89 DEGREES 16 MINUTES 03 SECONDS EAST 54.19 FEET, THENCE NORTH 00 DEGREES 43 MINUTES 57 SECONDS WEST 18.0 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 03 SECONDS WEST 54.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL AS DEFINED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION DATED JUNE 11, 2007 AND RECORDED JUNE 26, 2007 AS DOCUMENT NUMBER 0717722064, ALL IN COOK COUNTY, ILLINOIS.

Property Address:
3453 N Whipple Street
Chicago, IL 60618

Pin: 13-24-305-042-0000