

# UNOFFICIAL COPY

Doc#: 2101120101 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/11/2021 10:19 AM Pg: 1 of 3

## SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Meridian Title Corporation  
465 Sheridan Rd  
Noblesville, IN 46060

Property Identification Number:

30-19-219-038-0000

Document Number to Correct:

2024110025

Attach complete legal description

I, Merideth Baber, 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 Agent, do hereby swear and affirm that Document Number:

2024110025

included the following mistake: The state on

Inter Vivos Revocable Trust Rider was listed as Illinois

it should be California. Original was also missing legal Description

which is hereby corrected as follows: (use additional pages as needed), or attach an exhibit which includes the correction—but **DO NOT ATTACH** the original/certified copy of the originally recorded

document: Attached

Finally, I Merideth Baber, 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.

Affiant's Signature Above

Date Affidavit Executed

State of

Indiana

NOTARY SECTION:

County of

Hamilton

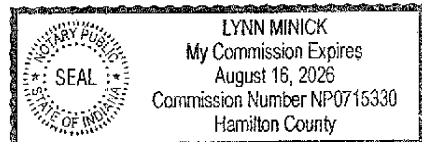
I, Lynn Minick, a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued 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

Lynn Minick 12-7-2020



# UNOFFICIAL COPY

## Inter Vivos Revocable Trust Rider

### Definitions Used in this Rider.

- (A) **"Revocable Trust."** The Musku Family Living Trust under trust instrument dated May 6, 2016, and any Amendments and Restatements thereto.
- (B) **"Revocable Trust Trustee(s)."** Vernika Bhargava and Anil R. Musku, trustee(s) of the Revocable Trust.
- (C) **"Revocable Trust Settlor(s)."** Vernika Bhargava and Anil R. Musku, settlor(s), grantor(s), or trustor(s) of the Revocable Trust.
- (D) **"Lender."** Truist Bank, A Corporation
- (E) **"Security Instrument."** The *Deed of Trust, Mortgage or Security Deed* and any riders thereto of the same date as this Rider given to secure the Note to Lender of the same date made by the Revocable Trust, the Revocable Trust Trustee(s) and the Revocable Trust Settlor(s) and any other natural persons signing such Note and covering the Property (as defined below).
- (F) **"Property."** The property described in the Security Instrument and located at: 1344 Balmoral Avenue, Calumet City, IL 60409 [Property Address].

**THIS INTER VIVOS REVOCABLE TRUST RIDER** is made June 26, 2020, and is incorporated into and shall be deemed to amend and supplement the Security Instrument.

**Additional Covenants.** In addition to the covenants and agreements made in the Security Instrument, the Revocable Trust Trustee(s), and the Revocable Trust Settlor(s) and the Lender further covenant and agree as follows:

### A. Inter Vivos Revocable Trust.

**1. Certification and Warranties of Revocable Trust Trustee(s).** The Revocable Trust Trustee(s) certify to Lender that the Revocable Trust is an inter vivos revocable trust for which the Revocable Trust Trustee(s) are holding full title to the Property as trustee(s).

The Revocable Trust Trustee(s) warrants to Lender that (i) the Revocable Trust is validly created under the laws of the State of California; (ii) the trust instrument creating the Revocable Trust is in full force and effect and there are no amendments or other modifications to the trust instrument affecting the revocability of the Revocable Trust; (iii) the Property is located in the State of Illinois; (iv) the Revocable Trust Trustee(s) have full power and authority as trustee(s) under the trust instrument creating the Revocable Trust and under applicable law to execute the Security Instrument, including this Rider; (v) the Revocable Trust Trustee(s) have executed the Security Instrument, including this Rider, on behalf of the Revocable Trust; (vi) the Revocable Trust Settlor(s) have executed the Security Instrument, including this Rider, acknowledging all of the terms and conditions contained therein and agreeing to be bound thereby; (vii) only the Revocable Trust Settlor(s) and the Revocable Trust Trustee(s) may hold any power of direction over the Revocable Trust; (viii) only the Revocable Trust Settlor(s) hold the power to direct the Trustee(s) in the management of the Property; (ix) only the Revocable Trust Settlor(s) hold the power of revocation over the Revocable Trust; and (x) the Revocable Trust Trustee(s) have not been notified of the existence or assertion of any lien, encumbrance or claim against any beneficial interest in, or transfer of all or any portion of any beneficial interest in or powers of direction over the Revocable Trust Trustee(s) or the Revocable Trust, as the case may be, or power of revocation over the Revocable Trust.

**2. NOTICE OF CHANGES TO REVOCABLE TRUST AND TRANSFER OF POWERS OVER REVOCABLE TRUST TRUSTEE(S) OR REVOCABLE TRUST OR BOTH; NOTICE OF CHANGE OF REVOCABLE TRUST TRUSTEE(S); NOTICE OF CHANGE OF OCCUPANCY OF THE PROPERTY; NOTICE OF TRANSFER OF BENEFICIAL INTEREST IN REVOCABLE TRUST.** The Revocable



# UNOFFICIAL COPY

## Exhibit A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 36 IN GOLD COAST MANOR UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE  
NORTHEAST  
FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD  
PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.  
Permanent Parcel No.: 30-19-219-038-0000 Vol. 225  
1344 Balmoral Avenue Calumet City, Illinois

Property of Cook County Clerk's Office