

UNOFFICIAL COPY

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When recorded, return to:

Attorney's Title Guaranty Fund, Inc.

1 S. Wacker Dr., FL 24

Chicago, IL 60606

Doc#: 2128528185 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/12/2021 11:24 AM Pg: 1 of 3

Prepared by Affiant:

Attorney's Title Guaranty Fund, Inc.

1 S. Wacker Dr., FL 24

Chicago, IL 60606

SCRIVENER'S ERROR AFFIDAVIT

STATE OF ILLINOIS)

COUNTY OF COOK)

Lowell Krahn

(Affiant), first being duly sworn, upon my oath, deposes and says:

1. That I am an employee of Attorneys' Title Guaranty Fund, Inc., acting on behalf of, and with the authority of Matthew R. Huff, who is representing the grantees on the instrument;
2. I have personal knowledge of the facts and matters stated herein.
3. That the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in that said instrument contains an incorrect legal description:

Instrument: Tenancy by Entirety Warranty Deed

Grantors: Albert L. Tsai and Andrea D. Birnbaum

Grantee: Jeremy S. Mann and Suzan Sultan

Date of Instrument: July 21, 2011

Recording Number: 1122812056

Date Recorded: August 16, 2011

PIN#: 14-17-315-064

Legal Description: SEE ATTACHED

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4. This Affidavit is being filed for record in the County of Cook, State of ILLINOIS, for the purpose of correcting the above mentioned error contained within the aforementioned instrument, by: Furnishing the corrected legal description. which you will find attached to this Affidavit.

Lowell Krahn
Print Affiant Name

Lowell Krahn
Affiant Signature

Oct. 6 2021
Date Affidavit Executed

ACKNOWLEDGEMENT BY NOTARY

STATE OF ILLINOIS

COUNTY OF COOK) ss.

On this 6 day of Oct., 2021, before me appeared Lowell Krahn, personally known to me to be the person who executed the foregoing instrument and being sworn by me stated that the facts and matters stated therein are true according to the best of his/her knowledge and belief, and acknowledged to me that s/he executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Joni E Kaminski
Print Notary Name

Joni E Kaminski
Notary Signature

My commission expires on 5-9-2024.



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ATTORNEYS' TITLE GUARANTY FUND, INC.**LEGAL DESCRIPTION****Parcel 1:**

That part of the North 220.00 feet of the South 353.00 feet of the East ½ of the Southwest ¼ of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the West 140.00 feet of said East ½ and lying Southwesterly of the Southwesterly line of Clark Street, as occupied, taken as a tract (except that part falling in a 16.00-foot strip of land along the Westerly line of the line dedicated for public alley by the Plat of Dedication recorded the 22nd day of November 1971 as Document Number 21729002) and described as follows:

Commencing at the Southwest corner of above-described tract,
thence South 8° degrees 48 minutes 40 seconds East along the South line of above-described tract a distance of 132.73 feet;
thence North 00 degrees 00 minutes 00 seconds East a distance of 16.37 feet to a point of beginning;
thence continuing North 00 degrees 00 minutes 00 seconds East a distance of 56.00 feet;
thence North 90 degrees 00 minutes 00 seconds East a distance of 24.00 feet;
thence South 00 degrees 00 minutes 00 seconds West a distance of 56.00 feet;
thence South 90 degrees 00 minutes 00 seconds West a distance of 24.00 feet to the point of beginning;
situated in the County of Cook in the State of Illinois;

Parcel 2:

Easement for the benefit of Parcel 1 for use and enjoyment and for ingress and egress over and upon that part of the North 220.00 feet of the South 353.00 feet of the East ½ of the Southwest ¼ of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the West 140.00 feet of said East ½ and lying Southwesterly of the Southwesterly line of Clark Street, as occupied, taken as a tract (except that part falling in a 16.00-foot strip of land along the Westerly line of the line dedicated for public alley by Plat of Dedication recorded the 22nd day of November 1971 as Document Number 21729002), except that part taken or used as part of a residential structure, as set forth in the Declaration of Easements, Restrictions, and Covenants for Graceland Commons Townhomes recorded the 30th day of May 2001 as Document Number 0010457076, as amended from time to time; situated in the County of Cook in the State of Illinois.

Permanent Index Number: 14-17-315-064-0000

Common Street Address: 4010 North Clark Street, Unit B, Chicago, Illinois 60613-1996