

UNOFFICIAL COPY

Doc#. 2201007109 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2022 01:51 PM Pg: 1 of 7

SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Allen C. Balk
Meitzer Puntill & Stelle LLC
300 S. Wacker Drive, Suite 2300
Chicago, IL 60606

Property Identification Number:

17-30-208-018-0000

Document Number to Correct:

1225039098

Attach complete legal description

I, Ruben Espinoza, 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.):

Manager of Grantor, do hereby swear and affirm that Document Number:

1225039098 included the following mistake: MISSING LEGAL DESCRIPTION EXHIBIT

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: SEE ATTACHED

Finally, I Ruben Espinoza, 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

NOTARY SECTION:

State of ILLINOIS

County of COOK

I, Donna M Stanke 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**

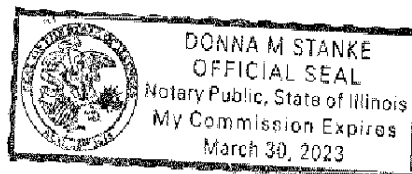
BELOW

Notary Public Signature Below

Date Notarized Below

[Signature]

1-6-22



UNOFFICIAL COPY

1708644072 Page: 2 of 5

1708644072 3 5720007
This instrument prepared by
and after recording please
mail to:
Rolando R. Acosta
Law Offices of Rolando R. Acosta P.C.
2949 W. Gregory St.
Chicago, IL 60625



Doc#: 1225039098 Fee: \$42.00
Eugene "Gene" Moore RNSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2012 12:19 PM Pg: 1 of 3

Please mail tax bills to:
Chicago Marketplace, LLC
2600 W 35th Street
Chicago, IL 60632

SPECIAL WARRANTY DEED

THE GRANTOR, MARKETPLACE OF CHICAGO, LLC, an Illinois limited liability company (hereinafter "Grantor") for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrants specially to CHICAGO MARKETPLACE, LLC, an Illinois limited liability company, (hereinafter "Grantee") all of Grantor's interest, in the following described Real Estate, and all improvements thereon and all rights appurtenant thereto, situated in the County of Cook, State of Illinois, to wit:

See description attached as Exhibit A and incorporated herein by reference.

Common address: 2455 S. Damen Avenue, Chicago, IL 60608
PIN: 17-30-208-018-0000

Subject to: (1) general real estate taxes for 2011, second installment, and subsequent years; (2) easements, covenants, restrictions, agreements, conditions and building liens of record; (3) applicable zoning and building laws and ordinances; (4) recorded public utility easements, if any; and (5) plats of dedication and plats of subdivision and covenants thereon.

TO HAVE AND TO HOLD same unto Grantee and Grantee's successors and assigns forever, with all and singular tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Grantor does covenant, promise and agree to and with the Grantee, its heirs and assigns that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited,

COOK COUNTY RECORDER
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and that Grantor will defend the same against the lawful claims of persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of this 30th day of August, 2012.

MARKETPLACE OF CHICAGO, LLC
an Illinois limited liability company

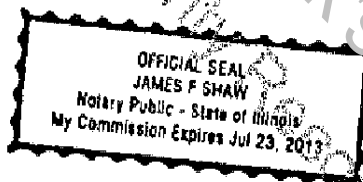
By: _____

Ruben Espinoza, Manager

I, James F. Shaw, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Ruben Espinoza, the Manager of Marketplace of Chicago, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instruments as such Manager, appeared before me this day in person and acknowledged, signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of Marketplace of Chicago, LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30 day of August, 2012.

[Signature]
Notary Public



Exempt under provisions of Paragraph e, Section 4,
8/30/12 [Signature]
Date Buyer, Seller or Representative

City of Chicago
Dept. of Finance
627545



Real Estate
Transfer
Stamp

9/6/2012 11:44
dr03111

\$0.00
Batch 5,235,463

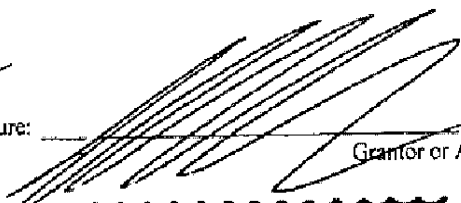
Licensed Notary Public in and for Cook County, Illinois
Notary Public - State of Illinois
Clerk's Office
Order on Deeds

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8/12 2012

Signature:  Grantor or Agent

Subscribed and sworn to before me
By the said Ruben Espinoza
This 27th day of August, 2012
Notary Public J. R.

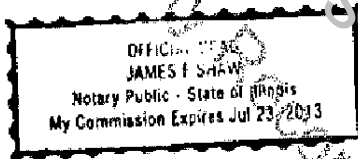


The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8/27 2012

Signature:  Grantor or Agent

Subscribed and sworn to before me by the
said
This 27th day of August 2012
Notary Public J. R.



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

stewart



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1708644072 Page: 5 of 5

COOK COUNTY
RECORDER OF DEEDS

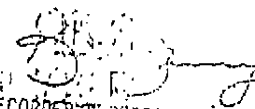
COOK COUNTY
RECORDER OF DEEDS

BOOK 600
PAGE 108

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1025039098

MAR 22 17


RECORDER OF DEEDS COOK COUNTY

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Property of Cook County Clerk's Office
Recorder of Deeds

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EXHIBIT A

The following tract of land situate in the City of Chicago, the County of Cook, and the State of Illinois, being more particularly described as follows:

Parcel 1:

Those lots and parts of Lots 32 through 36, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the river, of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract described as follows:

BEGINNING at a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof,

THENCE North 00 degrees 01 minute 08 seconds West, along the West line of said Lots 32 through 36, (being also the easterly line of South Damen Avenue), a distance of 440.00 feet to a line 35.00 feet South from and parallel with the North line of said Lot 36,

THENCE South 89 degrees 55 minutes 44 seconds East along said parallel line and the easterly extension thereof, a distance of 268.11 feet, to a line 268.11 feet East from and parallel with said West line of Lots 32 through 36,

THENCE South 00 degrees 01 minute 08 seconds East along said parallel line, a distance of 440.21 feet to a line drawn from a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West 15.00 feet of Lot 7 in said Block 13, said point being 24.72 feet North of the South line of said Lot 7,

THENCE North 89 degrees 53 minutes 04 seconds West, along the last described line, a distance of 268.11 feet to the point of **BEGINNING**, in Cook County, Illinois.

Parcel 2:

Those parts of Lots 3 through 7, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the River, of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract, described as follows:

BEGINNING at the intersection of the South line of the North 35.00 feet of said Lot 3 with the East line of the West 15.00 feet of Lots 3 through 7,

THENCE South 00 degrees 00 minutes 00 seconds East along said East line of the West 15.00 feet of Lots 3 through 7, a distance of 440.28 feet to a line drawn from a point on the West line of Lot 32 in Block 13, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West, 15.00 feet of said Lot 7, said point being 24.72 feet North of the South line of said Lot 7,

THENCE North 89 degrees 53 minutes 04 seconds West along the last described line, a distance of 90.53 feet to a line 268.11 feet East from and parallel with the West line of Lots 32 through 36 in said Block 13,

THENCE North 00 degrees 01 minute 08 seconds West along said parallel line, a distance of 440.21 feet to the westerly extension of the South line of the North 35.00 feet of said Lot 3,

THENCE South 89 degrees 55 minutes 44 seconds East along the last described line, a distance of 90.67 feet to the point of **BEGINNING**, in Cook County, Illinois.

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Parcel 3:

Together with terms and provisions of that Declaration of Easements for Ingress, Egress, and Access dated June 30, 2010 and recorded August 10, 2010 as Document No. 1022256015, as amended by Amendment to Declaration of Easements for Ingress, Egress and Access dated August 24, 2012 and recorded September 6, 2012 as Document No. 1225039096 with Cook County Recorder of Deeds, Illinois.

Parcel 4:

Together with terms and provisions of that Declaration of Easement for Ingress, Egress and Access and for Maintenance of Stormwater Facilities dated August 24, 2012 and recorded September 6, 2012 as Document No. 1225039097 with Cook County Recorder of Deeds, Illinois.

Parcel 5:

Together with terms and conditions of a Lease Agreement by and between Damen, Inc., as Landlord, and Marketplace of Chicago, LLC, as Tenant, as evidenced by a Memorandum of Parking Lot Lease, dated June 30, 2010 and recorded August 10, 2010 as Document No. 1022256014. Said lease was assigned and amended by Assignment and Amendment of Lease by and between 25th & Damen, Inc., an Illinois corporation, Marketplace of Chicago, LLC and Illinois limited liability company and Chicago Marketplace, LLC, an Illinois limited liability company dated August 28, 2012, unrecorded agreement.

Note: For informational purposes only, the land is known as: 2455 South Damen Avenue, Chicago, IL

As to Parcel: 17-30-208-018-0000 (Vol 601)

Proprietary Cook County Clerk's Office