

UNOFFICIAL COPY

2210022-00455

Doc#. 2213007215 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2022 01:04 PM Pg: 1 of 3

SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Kemeke Miller
1301 W. 22nd St #510
Oak Brook, IL 60523

Property Identification Number:

13-17-107-195-1005

Document Number to Correct:

2211913061

I, Kemeke Miller, 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.):

Burnet Title of 2211913061, do hereby swear and affirm that Document Number: 2211913061 included the following mistake: to correct the deed with seller's name as Kenneth Gange AKA Ken Gange.

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): 1st page of deed and legal description

Finally, I Kemeke Miller, 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.

Kemeke Miller
Affiant's Signature Above

05/10/22
Date Affidavit Executed

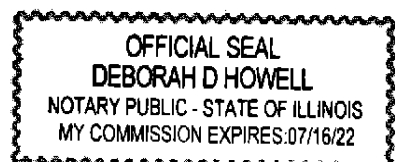
NOTARY SECTION:

State of Illinois
County of DuPage

I, Deborah D. Howell, 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 Deborah D. Howell Date Notarized Below May 9, 2022



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After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

BT #22 10022-00455
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS

Kenneth Gagne and Cathy Owen
1348 Mayfair Lane
Grayslake, IL 60030

(The Above Space for Recorder's Use Only)

Kenneth Gagne AKA

THE GRANTORS Ken. Gagne and Cathy Owen, a married couple, of 1348 Mayfair Lane, Grayslake, IL 60030, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to the GRANTEE(S) Radostina Frantchechkova, *Married Woman*, of 2907 W. Argyle Street, Chicago, IL 60625, as *Fee Simple*, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 105 IN THE JEFFERSON HOUSE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOT 10 IN BLOCK 4 IN FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26887836 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P15 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 26887836.

Permanent Index Number(s): 13-17-107-195-1005

Property Address: 4702 N. Austin Avenue, Unit 105, Chicago, IL 60630

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

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

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Burnet File Number: 2210022-00455

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 105 IN THE JEFFERSON HOUSE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 10 IN BLOCK 4 IN FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26887836 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P15 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 26887836.

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