

UNOFFICIAL COPY

Doc#: 2220218240 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/21/2022 11:59 AM Pg: 1 of 10

CORRECTIVE RECORDING AFFIDAVIT

HAILE TO
Preparer:

*Brian Meltzer
Meltzer, Purtil & Stelle LLC
1515 E. Woodfield Road, Suite 250
Schaumburg, IL 60173*

I, JEFFREY BENACH the undersigned AFFIANT, do hereby swear and affirm, that the Special Warranty Deed with the document number 1721308100 which was recorded on August 1, 2017, by the Cook County Recorder of Deeds, in the State of Illinois, contained the following ERROR, which this affidavit seeks to correct:

The legal description in Exhibit A to the above referenced document is incorrect. The correct legal description is attached hereto as Exhibit A.

Furthermore, I, JEFFREY BENACH, the Affiant, do hereby swear and affirm, that this submission includes a CERTIFIED COPY of the aforesaid Special Warranty Deed, and this Corrective Recording Affidavit is being submitted to correct the aforementioned error. Finally, this correction was approved and agreed to by the original GRANTOR and GRANTEE(S), as evidenced by their notarized signatures below.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[SIGNATURE PAGES FOLLOW]

CORRECTIVE RECORDING AFFIDAVIT

(continued)

AFFIANT:

Jeffrey Benach

Date Executed by Affiant:

4/14/22

STATE OF ILLINOIS

COUNTY OF COOK

SUBSCRIBED AND SWORN TO

Before me this 14 day of April, 2022

Laura Chihoski
NOTARY PUBLIC



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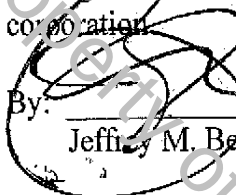
CORRECTIVE RECORDING AFFIDAVIT (continued)

GRANTOR:

LEXINGTON SHORE LLC, an Illinois limited liability company

By: Lexington Homes LLC, an Illinois limited liability company, its manager

By: Lexington Homes Illinois Inc., an Illinois corporation

By: 
Jeffrey M. Benach, Authorized Signatory

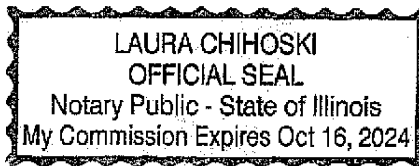
Date Executed by Grantor: 4/14/22

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SUBSCRIBED AND SWORN TO

Before me this 4 day of April, 2022


NOTARY PUBLIC



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CORRECTIVE RECORDING AFFIDAVIT (continued)

GRANTEE(s):

N/A
David A Larsen

[Signature]
Catherine M. Jamison

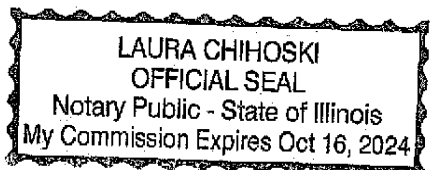
Date Executed by Grantee(s): 4.18.22

STATE OF ILLINOIS)
COUNTY OF COOK)

SUBSCRIBED AND SWORN TO

Before me this 18 day of April, 2022

[Signature]
NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 3 IN LEXINGTON SHORE, BEING A RESUBDIVISION OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S SUBDIVISION, RECORDED JUNE 22, 1857, ANTE FIRE, BEING A RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION, ANTE FIRE, OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 2019 AS DOCUMENT NO. 1914316046, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON THE EASTERLY LINE OF SAID LOT, 62.44 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON SAID EASTERLY LINE, 18.92 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 52 MINUTES 44 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTERLINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, ON SAID WESTERLY LINE, 18.91 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 51 MINUTES 53 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4647 S. LAKE PARK AVE. UNIT D, CHICAGO, ILLINOIS 60653

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Doc# 1721308100 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2017 10:27 AM Pg: 1 of 5

Dec ID 20170701686608
ST/CO Stamp 0-278-298-048 ST Tax \$439.00 CO Tax \$219.50
City Stamp 1-942-619-072 City Tax: \$4,609.50

THIS INSTRUMENT PREPARED BY:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

C.O.I./CY
17009419
10/1/17

ABOVE SPACE FOR RECORDER'S USE ONLY

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 26th day of July 2017, between Lexington Shore LLC, an Illinois liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and David A. Larson and Catherine M. Jamison ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [as Joint Tenants] and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Shore ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

{32562: 005: 00372852.DOC : }

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.


And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): 20-02-405-050-0000

Address(es) of real estate: 4647 S. Lake Park Avenue Unit D, Chicago, Illinois 60655

REAL ESTATE TRANSFER TAX		31-Jul-2017
	COUNTY:	219.50
	ILLINOIS:	439.00
	TOTAL:	658.50
20-02-405-050-0000 20170701686608 0-278-298-048		

REAL ESTATE TRANSFER TAX		31-Jul-2017
	CHICAGO:	3,292.50
	CTA:	1,317.00
	TOTAL:	4,609.50
20-02-405-050-0000 20170701686608 1-942-619-072		
* Total does not include any applicable penalty or interest due.		

(32562; 005; 00372852.DOC :)

2

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1721308100 Page: 4 of 5

EXHIBIT A

Order No.: 17009414SK

For APN/Parcel ID(s): 20-02-405-050-0000

THAT PART OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE WESTERNMOST CORNER OF SAID LOT 3; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE 191.17 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 23.44 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 18.97 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 46 MINUTES 07 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, 18.96 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 45 MINUTES 18 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TO BE KNOWN AS:

THAT PART OF LOT 3 IN LEXINGTON SHORE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S SUBDIVISION, ANTE FIRE, BEING A RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION, ANTE FIRE, OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON THE EAST LINE OF SAID LOT, 23.44 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON SAID EAST LINE, 18.97 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 46 MINUTES 07 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET TO THE WEST LINE

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EXHIBIT A

(continued)

OF SAID LOT; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, ON SAID WEST LINE, 18.96 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 45 MINUTES 18 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Licensed to Property of Cook County Clerk's Office
insight by Cook County Recorder of Deeds