

UNOFFICIAL COPY

1156195

Doc#: 2223521415 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2022 01:15 PM Pg: 1 of 3

SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Stewart Title
1300 W. Higgins Rd, Ste 210
Park Ridge, IL 60068

Property Identification Number:

13-19-416-033-0000

Document Number to Correct:

2124314048

Attach complete legal description

I, Samantha Burns, 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.):

Title Company, Esq. officer, do hereby swear and affirm that Document Number:

2124314048

included the following mistake: Grantor Name Missing:

Heirs at Law of Helen M. Donahue

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: Corrected Grantor Name on deed to Read:

William J. Donahue, A single person, & Corrine Donahue, A Single person, Heirs At Law of Helen M. Donahue - ^{see Exhibit B}

Finally, I Samantha Burns, 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.

Samantha Burns
Affiant's Signature Above

8/15/22

Date Affidavit Executed

NOTARY SECTION:

State of IL

County of Cook

I, Reva Apuzzo, 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

Reva Apuzzo

08/15/22



UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1156195

LOT 92 (EXCEPT THE SOUTH 17.44 FEET THEREOF) AND LOT 93 (EXCEPT THE NORTH 5 FEET THEREOF) IN HINKAMP AND COMPANY'S BELMONT AVENUE SUBDIVISION, BEING A RESUBDIVISION OF PART OF OLIVER I WATSON'S BELMONT HEIGHTS ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-19-416-033-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

11/5/19 2/3 S.W

PREPARED BY:

Norman E. Wilson
1189 Wilmette Ave
Wilmette, Illinois 60091

AFTER RECORDING RETURN TO:

Charles M. Harmata, Roman Harmata &
Anria Harmata (In Joint Tendency With
Rights Of Survivorship
3306 N Rutherford Ave
Chicago, Illinois 60634

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

property address: 3306 N. Rutherford Ave.
Chicago, IL 60634

pin #: 13-19-416-033-0000

GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 06/28/2021, is made by and between William J. Donahue A Single Person & Corinne Donahue A Single Person*, located at 3306 N Rutherford Ave, Chicago, Illinois 60634 (the "Grantor") and Charles M. Harmata, Roman Harmata & Anna Harmata In Joint Tendency With Rights Of Survivorship , located at 3306 N Rutherford Ave, Chicago, Illinois 60634 (the "Grantee").

* Heirs At Law of
Hele M. Donahue

For and in consideration of the total sum of **TEN (\$10)** dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Cook County at 3306 N Rutherford Ave, Chicago, Illinois 60634, and herein described as follows:

Full legal description: LOT 92 (EXCEPT THE SOUTH 17.44 FEET THEREOF) ABD LOT 93 (EXCEPT THE NORTH 5 FEET THEREOFF) IN HINKAMP AND COMPANYS BELMONT AVENUE SUBDIVISION, BEING A RESUBDIVISION OF PART OF OLIVER I WATSON'S BELMONT HEIGHTS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting