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SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Marquette Bank
10000 West 151st Street
Oakland Park, IL 60462

Property Identification Number:

17-05-309-002-0000

Document Number to Correct:

2225119005

Doc# 2301334004 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2023 10:18 AM PG: 1 OF 3

I, Jeanine Bogdal, 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.):

Loan Processor, do hereby swear and affirm that Document Number:

_____, included the following mistake: p. 11 of the
Mortgage - loan amount under "Note" \$1,693,505.00.

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):

Finally, I Jeanine Bogdal, 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.

Jeanine J Bogdal
Affiant's Signature Above

1/5/2023
Date Affidavit Executed

NOTARY SECTION:

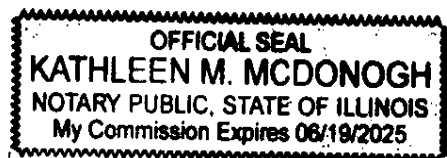
State of Illinois
County of Cook

I, Kathleen M. McDonogh, 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

Kathleen M. McDonogh 1/5/2023



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MORTGAGE (Continued)

Page 11

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Mortgage.

Grantor. The word "Grantor" means ACE HOLDING GROUP, LLC.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means MARQUEE BANK, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means **Note**. The word "Note" means the promissory note dated **August 30, 2022**, in the original principal amount **\$1,693,505.00** from the Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of the Note is **On Demand**. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

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22150277
 Old Republic Title
 9601 Southwest Highway
 Oak Lawn, IL 60453

LEGAL DESCRIPTION**PARCEL 1:**

LOT 71 (EXCEPT THAT PART CONVEYED TO CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10744142 FOR THE WIDENING OF NORTH ASHLAND AVENUE) IN BAUWEN'S AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 IN THE CANAL TRUSTEE'S SUBDIVISION IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 69 IN BAUWEN'S AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF PARTS OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 5 AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 68 AND THE SOUTH 4-INCHES OF LOT 67 IN BAUWEN'S AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID PREMISES LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 5 AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 70 IN BAUWEN'S AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 IN THE CANAL TRUSTEES' SUBDIVISION OF PARTS OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 5 AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 67 (EXCEPT THE SOUTH 4-INCHES THEREOF AND EXCEPT THAT PART OF, (EXCEPT THE SOUTH 4-INCHES OF LOT 67, LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 5, CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10786640), IN BAUWEN'S AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 IN THE CANAL TRUSTEES' SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 66 (EXCEPT THAT PART OF SAID LOT LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5, CONVEYED TO CITY OF CHICAGO FOR WIDENING NORTH ASHLAND AVENUE) IN BAUWEN'S AND STEWART'S SUBDIVISION OF THE WEST PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

1011-23 N Ashland Ave
 Chicago, IL 60622

PIN#: 17-05-309-002, 003,004,005,006 &007