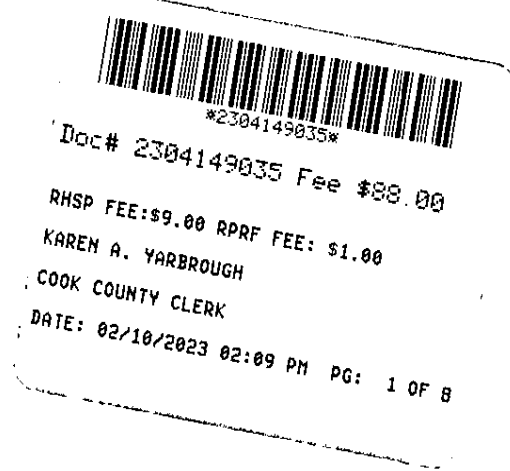


13
3
22CND604023WC

CORRECTIVE DEED

This instrument was prepared by:

Daniel L. Johnson, Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road Suite 200
Oak Brook, Illinois 60523



The Grantor, DANUBE PROPERTIES, LLC, an Illinois limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee, 2045 HONORE LLC, an Illinois limited liability company, the following Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as: 2045 North Honcre Street, Chicago, Illinois
Permanent Index Number: 14-31-216-066-0000

SUBJECT TO THE FOLLOWING: General real estate taxes not due and payable as of the date hereof; covenants, conditions, and restrictions of record, building lines; and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Grantor hereby releases and waives any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said Real Estate forever.

This Corrective Deed corrects only that Warranty Deed attached hereto as Exhibit "B". Said Warranty Deed contained an improper legal description of the Real Estate. All other provisions of said Warranty Deed not corrected hereby shall remain in full force and effect without correction or amendment.

[Signature on the following page.]

UNOFFICIAL COPY

DANUBE PROPERTIES, LLC

By: Edward J. Paliatka
EDWARD J. PALIATKA, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY EDWARD J. PALIATKA, personally known to me to be the manager of the Danube Properties, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged, as such manager, he signed and delivered the said instrument pursuant to authority given by the operating agreement of said company as his free and voluntary act and as the free and voluntary act of said company.

Given under my hand and notary seal this 21st day of January, 2023.



Sarah M. Cain
NOTARY PUBLIC

After Recording Mail to:
Daniel L. Johnson, Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road Suite 200
Oak Brook, Illinois 60523

Forward Future Tax Bills to:

PROPRIETARY COPY County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 60 (EXCEPT THAT PART LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE THEREOF 66 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE THEREOF 29 FEET WEST OF THE SOUTHEAST CORNER THEREOF) IN BLOCK 31 IN SUBDIVISION OF 17, 18, 20, 21 (EXCEPT LOT 1, 6 AND 12 AND BLOCK 21) 32, 28, 29, 30, 31, 32 (EXCEPT LOT 1, 2, 3, 6 AND 7) BLOCK 33, 38, 39 40, 41, ALL IN SHEFFIELD'S ADDITION TO CHICAGO SUBDIVISION IN SECTIONS 29, 31, 32 AND 33 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 60 DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF LOT 60, A DISTANCE OF 56.0 FEET EAST OF THE NORTHWEST CORNER; THENCE EAST ALONG SAID NORTH LINE 10.49 FEET; THENCE SOUTHEAST TO A POINT ON THE SOUTH LINE OF LOT 60 A DISTANCE OF 105.11 FEET EAST OF THE SOUTHWEST CORNER; THENCE WEST ALONG SAID SOUTH LINE 9.11 FEET; THENCE NORTHWEST 38.32 FEET TO THE POINT OF BEGINNING IN CHICAGOLAND COMPANY'S SUBDIVISION OF BLOCK 17, 18, 20 AND 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6, 7), 33, 38, 39, 40 AND 41 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2045 North Honore Street, Chicago, Illinois
Permanent Index Number: 14-31-216-066-0000

UNOFFICIAL COPY

Licensed to Debra Skiera, Notary Public, State of Illinois, Commission Expires March 16, 2022
Property of Cook County of Debra's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

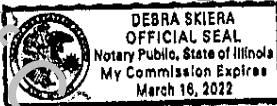
I, Debra Skiera, a Notary Public in and for said County in the State aforesaid, do hereby certify that EDWARD F. PALIATKA, Manager of DANUBE PROPERTIES, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 24th day of June, 2019.

Debra Skiera
Notary Public

My Commission expires:

3-16-2022



This Instrument Prepared by:

Richard C. Jones, Jr.
RICHARD JONES & ASSOCIATES, LTD.
1100 West Northwest Hwy.
Suite 201
Chicago, Illinois 60056
(847) 818-1705

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:


Lot 60 (Except that part lying east of a line drawn from a point on the North Line thereof 86 Feet East of the Northwest Corner thereof to a point on the South Line thereof 29 Feet West of the Southeast Corner thereof) in Block 31 in Subdivision of 17, 18, 20, 21 (Except Lot 1, 6 and 12 and Block 21), 32, 28, 29, 30, 31, 32 (Except Lot 1, 2, 3, 6 and 7) Block 33, 38, 29, 40, 41, all in Sheffield's Addition to Chicago Subdivision of Sections 29, 31, 32 and 33 in Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.



PARCEL 2:

That part of Lot 60 described as follows: Beginning on the North Line of Lot 60, a distance of 66.0 Feet East of the Northwest Corner; thence East along said North Line 10.49 Feet; thence Southeast to a point on the South Line of Lot 60 a distance of 105.11 Feet East of the Southwest Corner; thence West along said South Line 9.11 Feet; thence Northwest 38.32 Feet to the Point of Beginning in Chicago Land Company's Subdivision of Block 17, 18, 20 and 21 (Except Lots 1, 6 and 12 in said Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 14-31-216-066-0000

Common Address: 2045 N. Honore, Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		2-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-31-216-066-0000 20180701636671 2-090-177-632		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		22-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-31-216-066-0000 20190701636671 1-885-871-584		

Licensed Professional Surveyor of Cook County, Illinois
Cedrick's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §16 ILCS 5/3-5020 (from Ch. 84, par. 3-6020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5/24 / 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

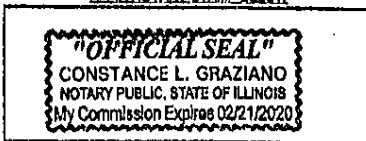
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 5/24 / 2019

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 6/21 / 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 6/21 / 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 16 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

Licensed by the State of Illinois
Notary Public
Cook County, Illinois
Notary Public's Office