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Doc#: 2306608043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/07/2023 09:59 AM Pg: 1 of 3

When recorded, return to:

Maureen Moskal
Moskal & Associates, Ltd.
15601 S. Cicero Ave., #101
Oak Forest, IL 60452

Prepared by Affiant:

Maureen Moskal
Moskal & Associates, Ltd.
15601 S. Cicero Ave., #101
Oak Forest, IL 60452

SCRIVENER'S ERROR(S) AFFIDAVIT

STATE OF ILLINOIS)

COUNTY OF COOK)

Maureen Moskal (Affiant), first being duly sworn, upon my oath, deposes and says:

1. That I am an employee of Moskal & Associates, Ltd., acting on behalf of, and with the authority of Margaret A. Gipson, Trustee;
2. I have personal knowledge of the facts and matters stated herein.
3. That the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in that said instrument has certain language missing in the legal description. The missing language should come after ...thence North perpendicular to the North line of said tract, 0.42 of... The missing language is ...a foot; thence East parallel to the North line of said tract, 27.42 feet; thence North...

Instrument: Quit Claim Deed

Grantors: Margaret A. Gipson

Grantee: Margaret A. Gipson, as Trustee of The Margaret A. Gipson Trust u/a/d May 30, 2003 and Amended and Restated on February 7, 2008 and Amended and Restated on October 11, 2011

Date of Instrument: April 29, 2019

Recording Number: 1915118014

Date Recorded: May 31, 2019

PIN#: 14-33-122-042-0000

Legal Description: SEE ATTACHED

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 14-33-122-042-0000

Property Address:2147 North Lincoln Avenue
Chicago, IL 60614**Legal Description:**

Parcel 1: A parcel of land being part of the following described tract: a triangular shaped parcel of land which includes all of Lots 19 to 25, inclusive, part of Lots 26, 27, 28, 29, 30, 31, 37, 38, 39 and 40 and the alley Northeasterly of Lots 21 through 26, aforesaid, all taken as one tract and being bounded on the North by a line that is 125 feet South of and parallel to the South line of West Webster Avenue, on the East by the East line of Lots 19, 20 and 40 and said lot lines extended, and on the Southwest by the Northeasterly line of North Lincoln Avenue, all in Falch's Subdivision of Block 22 in Canal Trustees' Subdivision of part of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, said parcel being described as follows: Commencing at the Northwest corner of said tract; thence East along the North line thereof, 226.68 feet to the place of beginning; thence South perpendicular to the North line of said tract, 26.00 feet; thence East parallel to the North line of said tract, 5.00 feet; thence North perpendicular to the North line of said tract, 0.42 of a foot; thence East parallel to the North line of said tract, 27.42 feet; thence North perpendicular to the North of said tract, 25.58 feet to the North line thereof; thence West along said North line, 32.42 feet to the place of beginning, in Cook County, Illinois.

Parcel 2: Easements for the benefit of the above described parcel as set forth in the Declaration of Covenants and Easements, and as shown on Plat attached thereto, dated August 10, 1971 and recorded September 17, 1971 as Document No. 21625497 and filed as Document No. LR2581039 and created by Deed from Walpole Point Associates L.L.C. et al to Oz Park Townhomes and Condominiums LLC recorded April 13, 2004 as Document Nos. 0410441252 through 0410441259, both inclusive, in Cook County, Illinois.