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2310355013

SCRIVENER'S AFFIDAVIT

Doc# 2310355013 Fee \$88.00

Prepared by, record & Return to: (Name & Address)
Rebekah Schueck
Westcor Land Title Insurance Co.
401 Plymouth Road, Suite 500
Plymouth Meeting, PA 19462

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 04/13/2023 11:27 AM PG: 1 OF 4

Property Identification Number:

12-25-207-008-0000

Document Number to Correct:

Mortgage recorded 02/02/2022 @ Instrument #2203312496

Mortgagor: Juan A Ruiz and Leonor A Komaniecki

Mortgagee: Lakeview Loan Servicing, LLC

Attach complete legal description: see Exhibit "A"

I, Rebekah Schueck, 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.):

Closing Title Company Agent, do hereby swear and affirm that Security Instrument stated above, included the following mistake:

Fixed Interest Rate Rider was omitted in initial recording.

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.

See executed Fixed Interest Rate Rider attached hereto as Exhibit "B"

Finally, I Rebekah Schueck, 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.


Affiant's Signature Above

April 07, 2023
Date Affidavit Executed

S 11
P 3
S 41
SC
INT JP

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NOTARY SECTION:

Commonwealth of Pennsylvania)

)

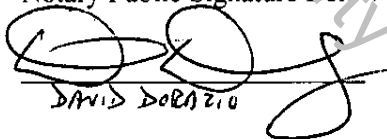
County of Montgomery)

I, DAVID DORAZIO, 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

 04/07/2023
DAVID DORAZIO

Commonwealth of Pennsylvania - Notary Seal
David Dorazio, Notary Public
Montgomery County
My commission expires September 19, 2026
Commission number 1425614
Member, Pennsylvania Association of Notaries

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

The South Half of Lot 22 in Block 1 in H.O. Stone and Company's Subdivision, being a subdivision of the East 60 acres of the North Half of the Northeast Quarter of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian, (except that part dedicated for Belmont Avenue), according to the plat thereof recorded July 16, 1920 as Document 6888282, in Cook County, Illinois.

BEING the same which Juan A. Ruiz, a married man, herein joined by his spouse Leonor A. Komaniecki, and Michael A. Sarzynski, an unmarried person by Deed dated May 21, 2015 and recorded September 29, 2015 in the County of Cook, State of Illinois in 1527233033 conveyed unto Juan A. Ruiz and Leonor A. Komaniecki, married to each other.

For Informational Purposes Only:

Parcel Identification Number: 12-25-207-008-0000

Property of Cook County Clerk's Office

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Exhibit "B"

LOAN #: 7440607827

FIXED INTEREST RATE RIDER

THIS Fixed Interest Rate Rider is made this **26th** day of **January, 2022** and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **Lakeview Loan Servicing, LLC, a Limited Liability Corporation**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

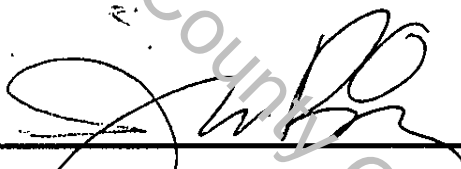
**3125 N OCONTO AVE
CHICAGO, IL 60707**


Fixed Interest Rate Rider COVENANT. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree that DEFINITION (**E**) of the Security Instrument is deleted and replaced by the following:

(**E**). "Note" means the promissory note signed by Borrower and dated **January 26, 2022**.

The Note states that Borrower owes Lender **ONE HUNDRED EIGHTY THREE THOUSAND FIVE HUNDRED EIGHTY ONE AND NO/100** Dollars (U.S. **\$183,581.00**) plus interest at the rate of **3.250 %**. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 1, 2052**.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed Interest Rate Rider.


 _____ **3/2/23** (Seal)
JUAN A RUIZ DATE


 _____ **3/2/23** (Seal)
LEONORA KOMANECKI DATE

