

# UNOFFICIAL COPY



Doc# 2315622017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/05/2023 01:17 PM PG: 1 OF 4

**THIS AFFIDAVIT WAS  
PREPARED BY AND WHEN  
RECORDED  
PLEASE RETURN TO:**

Andrew T. McClain  
Foley & Lardner LLP  
321 N. Clark, St., Suite 3000  
Chicago, Illinois 60654

Property Address: 7635 South Coles Avenue, Chicago, Illinois 60649

Property Identification No. 21-30-404-044-1001, 21-30-404-044-1002, 21-30-404-044-1003, 21-30-404-044-1004, 21-30-404-044-1005, 21-30-404-044-1006, 21-30-404-044-1007, 21-30-404-044-1008, 21-30-404-044-1009, 21-30-404-044-1010, 21-30-404-044-1011, 21-30-404-044-1012 & 21-30-404-044-1013

## AFFIDAVIT OF SCRIVENER'S ERROR

Vartan Derbedrossian, being the Authorized Representative of SCP Servicing, LLC, a Delaware limited liability company, as Special Servicer, on behalf of U.S. Bank National Association, as Trustee, for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2017-SB26 (the "Owner"), being first duly sworn, on oath, deposes and says as follows:

1. The Owner holds legal title to that certain real estate commonly known as 7635 South Coles Avenue, Chicago, Illinois 60649 (the "Property").
2. Upon review of the records for the Property, the Owner became aware of a scrivener's error in the Special Warranty Deed recorded on June 16, 2020 as Document Number 201608013 with the Cook County Recorder of Deeds which vested title to the Property in the Owner. The name of Owner inadvertently includes the word "Certifies" instead of the word "Certificates." The correct name of Owner is: U.S. Bank National Association, as Trustee, for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2017-SB26.
3. The undersigned hereby certifies on behalf of the Owner that the correct name of the Owner is identified herein. The undersigned certifies that, to the best of his knowledge and belief, the error in the vesting deed was a typographical or similar mistake and was made in good faith and with no malicious intent.
4. Henceforth for all purposes, the full name of the Owner shall be as identified herein.

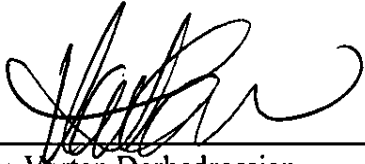
*[Signature page follows]*

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IN WITNESS WHEREOF, the Owner has caused this Affidavit to be duly executed the day and year first above written.

**U.S. Bank National Association, as Trustee,  
for the registered holders of Wells Fargo  
Commercial Mortgage Securities, Inc.,  
Multifamily Mortgage Pass-Through  
Certificates, Series 2017-SB26**

SCP Servicing, LLC, a Delaware limited liability company, as Special Servicer, on behalf of U.S. Bank National Association, as Trustee, for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2017-SB26

By:   
Name: Vartan Derbedrossian  
Its: Authorized Signatory

State of California            )  
  )     ss.  
County of Los Angeles        )

I, \_\_\_\_\_, a Notary Public in and for said county and state, do hereby certify that Vartan Derbedrossian, the Chief Servicing Officer of SCP Servicing, LLC, a Delaware limited liability company, as Special Servicer, on behalf of U.S. Bank National Association, as Trustee, for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2017-SB26, 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 that he/she signed and delivered the said instrument in such capacity, as his/her free and voluntary act and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_ day of \_\_\_\_\_, 2023.

My commission expires: \_\_\_\_\_ Notary Public

*see Attached Acknowledgment*

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

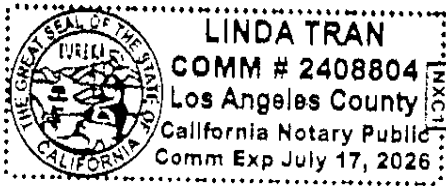
On 6/01/2023 before me, Linda Tran, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Vartan Derbedrossian  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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## Exhibit A

The following tract or parcel of land situated in the County of Cook, and the State of Illinois, being more particularly described as follows:

Units 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D and 3E in 7635 S. Coles Avenue Condominiums, as delineated on a survey of the following described tract of land:

The southerly 50 feet of Lot 75 (as measured on the westerly line thereof) in division 1 in Westfall's Subdivision of 208 acres, being the East 1/2 of the Southwest 1/4, and the Southeast fractional 1/4 of Section 30, Township 38 North, Range 15 East of The Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "B" to the declaration of condominium ownership recorded as Document 0801415077, together with its undivided percentage interest in the common elements, as amended from time to time in Cook County, Illinois.

Parcel ID: 21-30-404-044-1001, 21-30-404-044-1002, 21-30-404-044-1003, 21-30-404-044-1004, 21-30-404-044-1005, 21-30-404-044-1006, 21-30-404-044-1007, 21-30-404-044-1008, 21-30-404-044-1009, 21-30-404-044-1010, 21-30-404-044-1011, 21-30-404-044-1012 & 21-30-404-044-1013