

# UNOFFICIAL COPY

Doc#. 2319833242 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/17/2023 01:17 PM Pg: 1 of 4

## SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

71063856 - 8000844

Eric Mott

662 Woodward Ave

Detroit, MI 48226

### Property Identification Number:

13-36-228-046-1084; 13-36-228-046-1042; 13-36-228-046-1094

### Document Number to Correct:

2125906106

### Attach complete legal description

I, Eric Mott, 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, do hereby swear and affirm that Document Number:

2125906106 included the following mistake: Pages 2 and 3 of the Exhibit A-Legal

Description were not attached at the time of 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: The complete Exhibit A-Legal Description is attached to this Scrivener's Affidavit for recording.

Finally, I Eric Mott, 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

07-17-2023

Date Affidavit Executed


### NOTARY SECTION:

State of Michigan)

County of Wayne)

I, Philip Schneider, 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

 07-17-2023

PHILIP SCHNEIDER  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 11-04-2029  
Acting in the County of WAYNE

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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13-36-228-046-1084, 13-36-228-046-1042, 13-36-228-046-1094

Land situated in the County of Cook in the State of IL

UNITS PH-1 AND P-25 AND P-44 IN THE ARMITAGE FRANCIS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 12 FEET OF LOT 23, ALL LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32 IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26 INCLUSIVE IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

COMMERCIAL PROPERTY:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLACE LOCATED 17.81 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.13 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE EAST 12 FEET OF LOT 23, ALL OF 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 102.39 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 01 MINUTES 12 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.42 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES TO TWO WALLS OF A SIX STORY BRICK BUILDING COMMONLY KNOWN AS 2740 W. ARMITAGE AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES, ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE WEST, A DISTANCE OF 17.00 FEET; NORTH A DISTANCE OF 0.65 FEET; WEST, A DISTANCE FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 20.46; NORTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.92 FEET; SOUTH, A

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DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 10.98 FEET; NORTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.90 FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 5.02 FEET; NORTH, A DISTANCE OF 8.15 FEET; EAST, A DISTANCE OF 11.25 FEET; WEST, A DISTANCE OF 2.00 FEET; NORTH, A DISTANCE OF 11.86 FEET; EAST, A DISTANCE OF 17.04 FEET; NORTH, A DISTANCE OF 15.60 FEET; WEST, A DISTANCE OF 10.07 FEET; NORTH, A DISTANCE OF 9.90 FEET; EAST, A DISTANCE OF 10.07 FEET; NORTH, A DISTANCE OF 0.30 FEET; EAST, A DISTANCE OF 22.90 FEET; SOUTH, A DISTANCE OF 14.33 FEET; EAST, A DISTANCE OF 7.65 FEET; SOUTH, A DISTANCE OF 8.01 FEET; EAST, A DISTANCE OF 12.05 FEET; SOUTH, A DISTANCE OF 26.22 FEET; WEST, A DISTANCE OF 1.70 FEET; SOUTH, A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING; AND ALSO PARKING AREA FOR COMMERCIAL PROPERTY:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.72 FEET ABOVE CHICAGO CITY DATUM AND NE LOCATED 27.78 FEET ABOVE THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE EAST 12 FEET, OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF THE NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY; THENCE NORTH ALONG THE LINE OF SAID TRACT, A DISTANCE OF 2.31 FEET TO THE POINT OF BEGINNING THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 57.07 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREE 37 MINUTES 59 SECONDS MEASURES: COUNTER-CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE BEING ALONG THE WESTWARD EXTENSION OF THE LINE OF THE FACE OF AN INTERIOR WALL OF SIX STORY BRICK BUILDING COMMONLY KNOWN AS 2740 WEST ARMITAGE AVENUE IN CHICAGO, A DISTANCE OF 24.60 FEET, THENCE THE FOLLOWING EIGHT COURSES AND DISTANCES BEING ALONG THE FACES OF INTERIOR WALLS OF SAID BUILDING AND AT RIGHT ANGLES TO EACH PRECEDING COURSE: SOUTH, 22.70 FEET; EAST, 4.27 FEET; SOUTH, 4.90 FEET; WEST, 4.27 FEET; SOUTH, 30.75 FEET; WEST, 22.23 FEET; NORTH, 1.28 FEET; THENCE WEST 1497 FEET TO THE POINT OF BEGINNING; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED DECEMBER 26, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0736015121, AND AMENDED TO INCLUDE ADDITIONAL LAND RECORDED ON MARCH 28, 2008, AS DOCUMENT 0808816037 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2740 W Armitage Ave, PH-1, Chicago, IL 60647

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THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

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