

# UNOFFICIAL COPY

Doc#: 2320545258 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/24/2023 02:19 PM Pg: 1 of 2

## PREPARED BY & MAIL TO:

Matthew Moses  
Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300

14-23-04558

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**Above Space for Recorder's Use Only**  
**AFFIDAVIT OF SCRIVENER'S ERROR**

Matthew Moses, being first duly sworn upon oath and affirmation, hereby state that I have personal knowledge of the contents of this affidavit and the authority to sign said affidavit on behalf of Codilis & Associates:

1. A certain Warranty Deed was recorded 09/01/2020 as Instrument Number 2024520124 with Suelynn Corporation, an Illinois Corporation as the Grantor, and Svetlana Petrovich as the Grantee. Hereinafter referred to as the "Warranty Deed."
2. The legal description in the Warranty Deed contained a minor scrivener's error, as the description in Parcel 2 was incomplete.
3. The legal description in parcel 2 of the Warranty Deed set forth as follows: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF RECORDED JUNE 4, 1971 AS DOCUMENT NUMBER 21500656.
4. The legal description in the Warranty Deed omitted "AND CREATED BY DEED FROM MEDEMA BUILDERS, INC., TO JEROME N. ARNDT DATED APRIL 20, 1973 AND RECORDED MAY 31, 1973 AS DOCUMENT 22344404 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS" from Parcel 2.
5. The correct legal description is as follows:

**PARCEL 1:**

UNIT 3 AREA 34 IN LOT 4 IN ACACIA UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1971 AS DOCUMENT NUMBER 21713148 IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

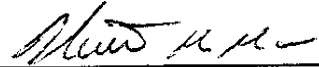
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS AND SHOWN ON THE PLAT ATTACHED THEREOF DATED JUNE 3, 1971 AND RECORDED JUNE 4, 1971 AS DOCUMENT 21500656 AND CREATED BY DEED FROM MEDEMA BUILDERS, INC., TO JEROME N. ARNDT DATED APRIL 20, 1973 AND RECORDED MAY 31, 1973 AS DOCUMENT 22344404 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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PIN: 18-20-106-052-0000

Address: 180 Cascade Dr, Indian Head Park, IL 60525

- 6. Further affiant says not in this Affidavit of Scrivener's Error pertaining to a certain Warranty Deed which was recorded 09/01/2020 as Instrument Number 2024520124 with Suelynn Corporation, an Illinois Corporation as the Grantor, and Svetlana Petrovich as the Grantee.

  
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Dated: 07-20-23

Matthew Moses  
Attorney at Law

Matthew Moses  
ARDC # 6278082

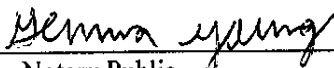
STATE OF ILLINOIS

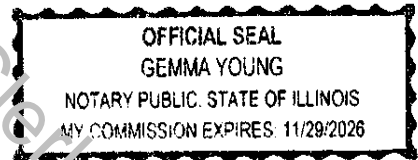
COUNTY OF DuPage

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Matthew Moses who is 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 signed, sealed and delivered the said instrument as his free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of July, 2023.

IMPRESS SEAL  
HERE

  
 \_\_\_\_\_  
 Notary Public



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