

# UNOFFICIAL COPY

Doc#: 2402933309 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2024 04:23 PM Pg: 1 of 3

## SCRIVENER'S AFFIDAVIT

Return To & Prepared By: (Name & Address)

Jacob McDaniel  
62 Orland Sq Dr. Ste 205  
Orland Park, IL 60462

Property Identification Number:  
02-01-201-020-1027

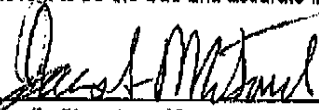
Document Number to Correct:  
2325846150

Attach complete legal description

I, Jacob McDaniel, 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:  
2325846150, included the following mistake: Signature page 14 missing from recorded mortgage

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: Signature page 14 attached to be made apart of document number 2325846150

Finally, I Jacob McDaniel, 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

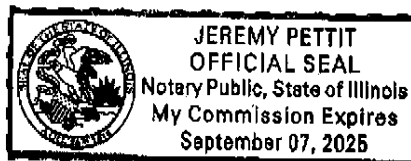
1/29/2024  
Date Affidavit Executed

State of IL  
County of Cook

NOTARY SECTION:

I, Jeremy Pettit, 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 1/29/2024



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LOAN #: 230617226

Applicable Law) from the date the notice is given to Borrower, by which the Default must be cured; (iv) that failure to cure the Default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property; (v) Borrower's right to reinstate after acceleration; and (vi) Borrower's right to deny in the foreclosure proceeding the existence of a Default or to assert any other defense of Borrower to acceleration and foreclosure.

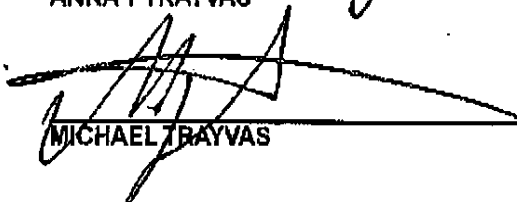
**(b) Acceleration; Foreclosure; Expenses.** If the Default is not cured on or before the date specified in the notice, Lender may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender will be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 26, including, but not limited to: (i) reasonable attorneys' fees and costs; (ii) property inspection and valuation fees; and (iii) other fees incurred to protect Lender's interest in the Property and/or rights under this Security Instrument.

**27. Release.** Upon payment of all sums secured by this Security Instrument, Lender will release this Security Instrument. Borrower will pay any recordation costs associated with such release. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**28. Placement of Collateral Protection Insurance.** Unless Borrower provides Lender with evidence of the insurance coverage required by Borrower's agreement with Lender, Lender may purchase insurance at Borrower's expense to protect Lender's interest in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

  
\_\_\_\_\_  
ANNA TRAYVAS 8/21/23 (Seal)  
DATE

  
\_\_\_\_\_  
MICHAEL TRAYVAS 8/21/23 (Seal)  
DATE



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## Exhibit "A" Legal Description

UNIT 31C IN ROSEWOOD NORTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS BY DOCUMENT DATED DECEMBER 26, 1967 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 3, 1968, AS DOCUMENT 20370146, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ROSEWOOD NORTH CONDOMINIUM, RECORDED IN COOK COUNTY ILLINOIS, AS DOCUMENT NO. 25168929 (THE "DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address:  
2243 Nichols Rd. Unit C  
Arlington Heights, IL 60004

Property of Cook County Clerk's Office