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95326805



AFFIDAVIT

SEND RECORDED DOCUMENT TO:

SCOTT T. LOVERO
c/o City of Berwyn
6700 West 26th Street
Berwyn, Illinois 60402

COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE

I/We, MARIA S. FRANKO HERNANDEZ, being adults under no legal disability, on oath state:

1. I/We am/are the sole owner(s) of the real estate property located at 214 S. BERKELAW in the City of Berwyn, Illinois, 60402, which bears Permanent Property Tax Index Number(s) 10-17-0431-014-0000, and which is legally described as:

Lot 21, 1st Berwyn Major A Subdivision of the South 1/2 of Sec 13, Twp 37 N, Rng 13 E, 1st 1/2 Sec 13, Township 37 North, Range 13 East of the Third Principal Meridian, 1st Cook County, Illinois.

2. This property is located in an area of the City which is zoned B-1 Two Family Residential District (Two Family) ("B-1 Single Family", "B-1 Two Family", "B-2 Multi-Family", etc., as applies) and the improvement(s) presently on this land area as follows:

HOUSE & GARAGE

##0001##
RECORDING \$ 23.00
MAILINGS \$ 0.50
95326805 H
0003 MCN 12102

05/11/95

3. The BASEMENT (insert "basement", "first floor", "second floor", etc. as applies) area of this building has the following improvements:

REC. ROOM
FULL BATHROOM
WET BAR
1 BEDROOM

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4. The BASEMENT area of this building shall not be rented or used for rental income or a living facility unless a legal variance for said use is obtained through the Zoning Board of Appeals and the City Council of the City of Berwyn, and this restriction shall be binding on successors, agents, assigns and any and all future purchasers and subsequent title holders.
5. Prior to any future work being done with respect to the improvements on this land, a building permit shall be applied for and obtained from the City of Berwyn and all such work shall be done in compliance with the building and zoning codes and laws of the City of Berwyn.
6. I/We understand that I/We shall see to it that this document is recorded with the Cook County Recorder of Deeds (or the Cook County Registrar of Titles if this property is under the Torrens system of land titles recording).

X [Signature]
Affiant

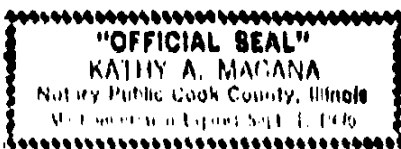
X 2114 Ridgecrest
Address

X [Signature]
Affiant

X 2114 Ridgecrest
Address

X Subscribed and sworn to before me
this 14th day of May, 19 95

[Signature]
Notary Public



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11/16/2023 10:11 AM

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11/16/2023 10:11 AM