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Doc#: 2303913041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2023 12:18 PM Pg: 1 of 3

Dec ID 20230101642974
ST/CO Stamp 0-086-382-416 ST Tax \$130.00 CO Tax \$65.00

WARRANTY DEED ILLINOIS STATUTORY

STEWART TITLE
700 E. Dixon Road, Suite 180
Naperville, IL 60563

THE GRANTOR, Patricia M. Lange*, of Palatine, Illinois for an in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to Anthony Rizzo and Heather Rizzo**, of Rolling Meadows, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to it: ***An unmarried woman**

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: **02-24-105-025-1093**

Address of Real Estate: **245 S Park Lane, Condo 422, Palatine IL 60074**
↑ grantee address

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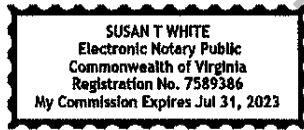
Dated this 30 day of January, 2023.

Patricia M. Lange
Patricia M. Lange

STATE OF Virginia)
) ss.
COUNTY OF Franklin)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Patricia M. Lange**, 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 they signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of January, 2023.



Susan T. White
Notary Public Susan T. White



My commission expires on 7/31/2023

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Prepared By:
Katerina N. Liapis
1030 Higgins, Suite 101
Park Ridge, IL 60068

Mail To:
Katerina N. Liapis
1030 Higgins, Suite 101
Park Ridge, IL 60068

Name & Address of Taxpayer:
Anthony Rizzo and Heather Rizzo
245 S Park Lane, Unit 422
Palatine, IL 60074

REAL ESTATE TRANSFER TAX		02-Feb-2023	
		COUNTY:	65.00
		ILLINOIS:	130.00
		TOTAL:	195.00
02-24-105-025-1093		20230101642974 0-086-382-416	

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1845773

PARCEL 1:

UNIT 422 IN THE WILLOW CREEK CONDOMINIUM NO. 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN THE WILLOW CREEK APARTMENT ADDITION, A RESUBDIVISION OF PART OF WILLOW CREEK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO AND A PART OF THE DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON NOVEMBER 12, 1971 AS DOCUMENT NO. 2592936 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT EASEMENT DATED JULY 20, 1971 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1971 AS DOCUMENT NO. LR2592735 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE EAST 30 FEET OF LOT 1, AND ALSO THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTH 153 FEET OF THE NORTH 316 FEET OF SAID LOT 1, ALL IN WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT NO. LR2596651, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 245 S Park Lane, Unit 422, Palatine IL 60074

Permanent Index Number: 02-24-105-025-1093

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