

# UNOFFICIAL COPY

23008728VC

1/2 TK RM

Doc#: 2332506200 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/21/2023 11:31 AM Pg: 1 of 4

Dec ID 20231101668941  
ST/CO Stamp 1-357-258-704 ST Tax \$1,106.00 CO Tax \$553.00

*This Instrument Prepared by:*

Vincent D. Pinelli, Esq.  
Burke Burns & Pinelli, Ltd.  
70 West Madison Street  
Suite 4300  
Chicago, Illinois 60602

## WARRANTY DEED

**JAMES M. BRIZZOLARA** and **GINA A. BRIZZOLARA**, husband and wife, (hereinafter called "Grantors"), in consideration of the sum of TEN AND NO/DOLLARS (\$10) and other good and valuable consideration in hand paid by **PATRICK MADISON**, (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents do hereby grant, warrant, bargain, sell, convey, and confirm, unto Grantee, the real property located in the city of Arlington Heights, county of Cook and state of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the state of Illinois. No homestead rights are involved in this transaction.

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for the year 2023 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: 1530 N. Vail Ave., Arlington Heights, IL 60004

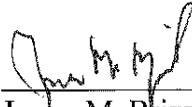
Permanent Index Number: 03-20-102-014-0000

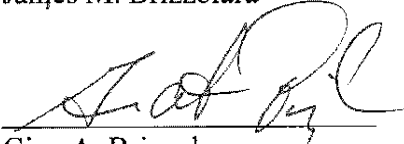
TO HAVE AND TO HOLD the premises unto Grantee, their successors and assigns FOREVER, and Grantors do hereby covenant that they lawfully seized and possessed of said Property in fee simple and have good right to convey.

*[Signature Page to Follow]*

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GRANTORS:

  
James M. Brizzolara

  
Gina A. Brizzolara

Date of Execution: November 17, 2023

After recording, return to:

Send subsequent tax bills to:

~~Jim Hamill~~ PATRICK MADISON  
~~805 E. Irving Park Rd., Suite A~~ 1530 N. VAIL AVE.  
~~Roselle, Illinois 60172~~ ARLINGTON HEIGHTS, IL  
60004

Patrick Madison  
1530 N. Vail Ave.  
Arlington Heights, Illinois 60004

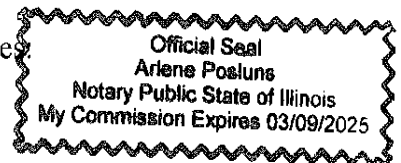
STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **James M. Brizzolara**, 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 and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of November 2023.

  
Notary Public

My Commission Expires



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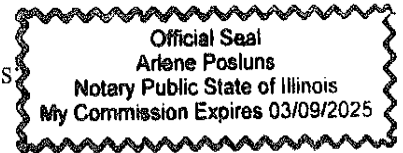
STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Gina A. Brizzolara**, 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 and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of November 2023.

Arlene Posluns  
Notary Public

My Commission Expires



Property of Cook County Clerk's Office

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## EXHIBIT "A"

Order No.: 23008728NC

**For APN/Parcel ID(s): 03-20-102-014-0000**

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LOT 5 IN BLOCK 6 IN ARLINGTON KNOLLS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/3 OF SECTION 19 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 2, 1948 AS DOCUMENT NUMBER 14441700, IN COOK COUNTY, ILLINOIS.

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