

FIRST AMERICAN TITLE
ORDER NUMBER 1101

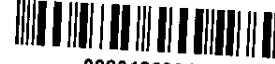
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1/23/0064 25 001 Page 1 of 3
2002-02-15 09:22:09
Cook County Recorder 25.50

WARRANTY DEED

10F3



0020186334

The Grantor, Holden Park-Matteson, L.L.C., an Illinois limited liability company, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged hereby CONVEY(s) and WARRANT(s) to the Grantee(s), Jose A. Garcia, Jr. and Shelia Jones, as joint tenants, the real estate situated in Cook County, Illinois which is commonly known as Unit 125-3, 3313 West Prairie Street, Matteson, Illinois as legally described and delineated on the survey of the following described parcel of real estate:

(see attached)

This conveyance is subject to: (a) covenants, conditions, and restrictions of record; (b) public and utility easements and road and highways, if any; (c) special governmental taxes or assessments for improvements not yet completed; (d) unconfirmed governmental taxes or assessments; and (e) general taxes for the year 2000 and subsequent years.

Grantor also hereby grants to the Grantee(s), and its successors and assigns, as rights and easements appurtenant to the subject lot described herein, the rights and easements for the benefit of said lot set forth in the Declaration of Covenants and Restrictions for Holden Park Home Owners Association (the "Subdivision Declaration") and Declaration of Condominium Ownership for Holden Park Condominium (the "Condominium Declaration"); and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in each of the Subdivision Declaration and the Condominium Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated: 2/8, 2002 HOLDEN PARK-MATTESON, L.L.C

By: HEARTHSTONE, a California corporation, its manager

By: Cindy Simone

Its: Vice President

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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 Cindy Gilmore, a Vice President of HEARTHSTONE, a California corporation, which is the manager of HOLDEN PARK-MATTESON, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this _____ day of _____, 2002.

Maria R. Saravia
Notary Public



After recording return to:

~~Janice Roy-Fuller
3233 West Heritage Boulevard
Matteson, Illinois 60443~~

JONES / GARCIA
3313 W. PRAIRIE ST.
MATTESON, IL 60643

Prepared By:

Craig P. Colmar
Johnson & Colmar
300 South Wacker Drive, Suite 1000
Chicago, Illinois 60606



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UNIT 125-3 IN HOLDEN PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN HOLDEN PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980504 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

31-26-214-020-0000

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR-2'01
\$ 63.00
P.B. 10842

2002
REAL ESTATE TRANSFER TAX
REVENUE STAMP
APR-2'01
P.B. 10847

Cook County
REAL ESTATE TRANSFER TAX
\$ 81.50

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