

UNOFFICIAL COPY

WARRANTY DEED

0020623757

4178/0003 44 001 Page 1 of 3

2002-06-04 08:52:04

Cook County Recorder 25.50



0020623757

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), Kimberly D. Sydnor, the real estate situated in Cook County, Illinois which is commonly known as Unit 116-1, 21627 South Dogwood Road, 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 2001 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"), collectively ("the Declarations") and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declarations 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 Declarations were recited and stipulated at length herein.

Dated: May 30, 2002 HOLDEN PARK-MATTESON, L.L.C

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First American Title
Order # 42317
10/2

By: HEARTHSTONE, a California corporation, its manager

By: Cindy Keenore

Its: Vice President

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STATE OF ILLINOIS

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)SS.
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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 30th day of May, 2002.

Maria R Saravia
Notary Public



After recording return to:

CHARLES W. PULLIAM
ATTORNEY
53 W. JACKSON 640
CHICAGO IL 60604

Kimberley Sydnor
Unit # 116-1
21627 South Dogwood Road
Matteson, Il. 60443

Prepared By:

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



Property of Cook County Clerk's Office

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EXHIBIT

Legal Description:

Unit # 116-1 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 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.

