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2002-09-05 12:06:05
Cook County Recorder 28.50

WARRANTY DEED



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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), Derek Vanderpool and Angela Taylor-Vanderpool, the real estate situated in Cook County, Illinois which is commonly known as Lot 102, 3100 West Heritage Blvd., Matteson, Illinois as legally described and delineated on the survey of the following described parcel of real estate:

(see attached)

*Not as Tenants in Common, But as Joint tenants

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, all 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 "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 Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated: August 29, 2002. HOLDEN PARK-MATTESON, L.L.C

By: HEARTHSTONE, a California corporation, its manager

Notic # TP75291CW
18.2

By: Cindy Ulmoe
Its: Vice President

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STATE OF ILLINOIS
COUNTY OF COOK

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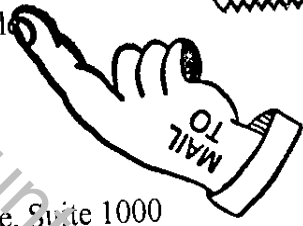
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Helmer Vice President HEARTHSTONE, a California corporation, which is the manager of HOLDEN PARK-MATTESON, L.L.C., an Illinois limited liability company, personally known to me to be the same 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 14th day of August, 2002.

P J Spalla
Notary Public

After recording return to:

Derek Vanderpool and
Angela Taylor-Vanderpool
Lot # 102
3100 West Holden Circle
Holden Park, Matteson



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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ALTA Commitment Schedule C

File No.: TP--75291

Legal Description:

Lot 102 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.

31-25-106-001

Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
SEP.-3.02
0000086601

REAL ESTATE TRANSFER TAX	0010375
FP 326670	

STATE TAX
STATE OF ILLINOIS
REAL STATE TRANSFER TAX
DEPARTMENT OF REVENUE
SEP.-3.02
0000043304

REAL ESTATE TRANSFER TAX	0020750
FP 326669	

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