



WARRANTY DEED

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2002-11-14 14:16:18
Cook County Recorder 28.50

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 and the Grantee(s), ~~Ronald D Woodard~~ ^{and} Tonnya S. Woodard, as joint tenants with a right of survivorship, the real estate situated in Cook County, Illinois which is commonly known as Lot 44, 3217 West Heritage Blvd., Matteson, Illinois as legally described and delineated on the survey of the following described parcel of real estate:

(see attached)

1st AMERICAN TITLE order # 246296'g 2

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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 2002 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 "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: Nov. 5, 2002.

HOLDEN PARK-MATTESON, L.L.C

By: HEARTHSTONE, a California corporation, its manager

By: Cindy Gilmore
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 Helmore, 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 5th day of Nov., 2002.


Notary Public



After recording return to:

**MAIL DOCUMENT TO:
LEONARD R. COLMAR
ATTORNEY AT LAW
15414 S. HARLEM AVE.
ORLAND PARK, IL 60462**

~~Ronald and Terriya Wedard
Lot 44, 3217 West Harlem Blvd.
Matteson, Illinois 60443~~

Prepared By:



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

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Property of Cook County Clerk's Office

ORLAND PARK, IL 60463
15010 S. HARLEM AVE
ATTORNEY AT LAW
LEONARD B. GARDNER
AND DOCUMENT TO:

UNOFFICIAL COPY

ALTA Commitment Schedule C

File No.: C-246296

Legal Description:

Lot 44, 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.

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