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WARRANTY DEED

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), Lowell Martin and Althea Martin, as joint tenants in entirety, the real estate situated in Cook County, Illinois which is commonly known as Lot 53, 3125 West Heritage Boulevard, Matteson, IL 60443, 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 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: April 29, 2003.

HOLDEN PARK-MATTESON, L.L.C

By: HEARTHSTONE, a California corporation, its manager

By: Cindy Gilmore

Its: Vice President



0313349315

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/13/2003 01:36 PM Pg: 1 of 3

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

FTC
6704135
1 of 2

3

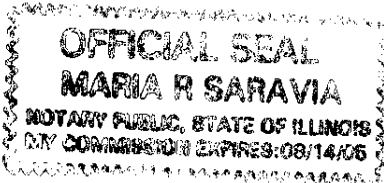
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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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 29 day of April, 2003.


Maria R. Saravia
Notary Public



After recording return to: Lowell Martin and Alhea Martin
Lot 53, 3125 West Heritage Boulevard
Matteson, IL 60443
Mail tax bill to:

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

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|---|--------------------------|-------------|
| STATE TAX | STATE OF ILLINOIS | # 000011553 |
|  | MAY. 13.03 | |
| COOK COUNTY | | |
| | REAL ESTATE TRANSFER TAX | |
| | 00205.50 | |
| | FP35 1023 | |

| | | |
|---|-----------------------------|-------------|
| COUNTY TAX | COOK COUNTY | # 000011774 |
|  | REAL ESTATE TRANSACTION TAX | |
| REVENUE STAMP | MAY. 13.03 | |
| | REAL ESTATE TRANSFER TAX | |
| | 00102.75 | |
| | FP351014 | |

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EXHIBIT

LEGAL DESCRIPTION

Lot 53, in Holden Park Subdivision, being a subdivision of part of the West ½ of the Northwest ¼ of Section 25 and part of the East ½ of the Northeast ¼ of Section 26, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

PIN NUMBER # : 31-25-103-006-0000

Property of Cook County Clerk's Office