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WARRANTY DEED



Doc#: 0401226044
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/12/2004 10:00 AM Pg: 1 of 3

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), Phyllis Anne Ross, the real estate situated in Cook County, Illinois which is commonly known as Unit 129-2, 3149 West Holden Circle, Matteson, Illinois as legally described and delineated on the survey of the following described parcel of real estate:

(see attached)

AMERICAN TITLE order # 454285/2

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 "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 January 5, 2004

HOLDEN PARK-MATTESON, L.L.C

By: HEARTHSTONE, a California corporation, its manager

By: Andy Belmont

Its: Corporate Vice President

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STATE OF ILLINOIS

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)SS.

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 Gilmore, a Corp. Vice Pres. 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 5 day of January, 2004
Maria R. Saravia
Notary Public



After recording return to:

Ms. Phyllis Anne Ross
Unit 129-2, 3149 West Holden Circle
Matteson, Illinois 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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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit 129-2 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.

Permanent Index #'s: 31-25-107-024-0000 vol: 179

Property Address: 3149 West Holden Park Circle, Unit 129-2, Matteson, Illinois 60443

