SPECIAL WARRANTY DEED
GENERAL

THE GRANTOR(S) GVH Holdings, LLC, an Illinois limited liability company, of 21347 S. 79th Avenue, Frankfort, IL 60423 for and in consideration of Ten and No/100 Dollars in hand paid, remise(s), release(s), alien(s), and convey(s) to Sujan Shrestha, of 401 Evelyn Ave., Albany, CA 94706, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 12 OF THE APPLE TREE COUNTRY CLUB HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1969 AS DOCUMENT NUMBER 21045222 IN COOK COUNTY, ILLINOIS.

Property Address: 3868 Holly Court, Country Club Hills, IL 60478
PIN: 28-26-307-012-0000 (Vol. 033)

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restrictions of record and to the 2019 taxes and subsequent years affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenemants, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.
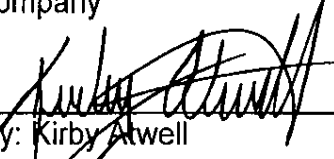
AND THE SAID Grantor hereby warrants and will defend the right and title to said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

UNOFFICIAL COPY

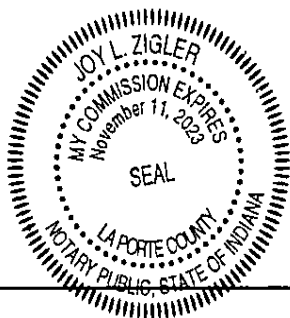Dated this 16 day of _July_, 2020.

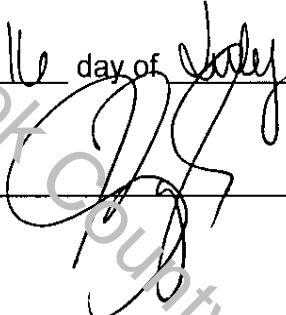GVH Holdings, LLC, an Illinois limited liability company

By: Kirby Atwell

Its: Manager

State of _Indiana_, County of _LaPorte_ ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Kirby Atwell, Manager of GVH Holdings, LLC, an Illinois limited liability company personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of _July_, 2020.

JOY L. ZIGLER
MY COMMISSION EXPIRES
November 11, 2023
SEAL
LA PORTE COUNTY
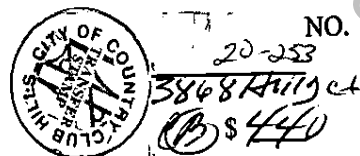NOTARY PUBLIC, STATE OF INDIANA

_____ (Notary Public)

Prepared By:
William M. Sekerka
16335 S Harlem Avenue, Suite 100
Tinley Park, Illinois 60477

Mail To:
Sujan Shrestha

401 Evelyn Avenue, Apt 31

Albany, CA 94706

Name and Address of Taxpayer/Address of Property:
Sujan Shrestha

401 Evelyn Avenue, Apt 31

Albany, CA 94706

REAL ESTATE TRANSFER TAX	15-Dec-2020
	COUNTY: 43.75
	ILLINOIS: 87.50
	TOTAL: 131.25

28-26-307-012-0000 | 20201201680691 | 0-257-888-224

NO.
20-253
3868 Atwell ct
(B) $ 440

UNOFFICIAL COPY

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

_____
Witness Signature

Jennifer Burton
Witness Name (must be typed / printed)

PROOF:

STATE OF INDIANA)
)
COUNTY OF La Porte)

Before me, a Notary Public in and for said County and State, personally appeared
Jennifer Burton, the above named WITNESS to the foregoing instrument, who, being
known or proved to me to be the person whose name is subscribed as a witness to the foregoing
instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was
executed and delivered by _Kirby Atwell, many_(Name of person signing document) in the
foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this __16__ day of __August__, 2020.

My Commission expires: Signature: _____

__11-11-23__   Printed: _Joy Zigler_

JOY L. ZIGLER
MY COMMISSION EXPIRES
November 11, 2023
SEAL
LA PORTE COUNTY
NOTARY PUBLIC, STATE OF INDIANA

Resident of _La Porte_ County, Indiana