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**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2129545148 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/22/2021 11:30 AM Pg: 1 of 3

Dec ID 20210901676066
ST/CO Stamp 1-210-939-536 ST Tax \$105.00 CO Tax \$52.50

THE GRANTORS, SUJAN SHRESTHA, a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to POSEYDON PROPERTIES OF IL LLC- Poseydon Properties 7, a(n) Illinois Limited Liability Company, having an address of 7 Rowley Street, Richmond Hills, DC 46000 , all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12, IN APPLE TREE OF COUNTRY CLUB HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER 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.

Permanent Real Estate Index Number: 28-26-307-012-0000
Address of Real Estate: 3868 Holly Court, Country Club Hills, Illinois 60478

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2020.

THIS IS NOT A HOMESTEAD PROPERTY.

Dated this 8 day of June, 2021



SUJAN SHRESTHA

FIRST AMERICAN TITLE
FILE # 3099050

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State of GA

County of _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that SUJAN SHRESTHA is personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they 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.

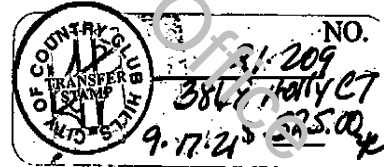
Given under my hand and official seal, this 8th day of June 2021

SEE ATTACHMENT
JURAT/ACKNOWLEDGMENT

GA (Notary Public)

Prepared By: LAW OFFICES OF COREY RYBKA
7112 W. 96th Street
Oak Lawn, Illinois 60453

Return to:
Castle Law
2 N. Infantry Drive
Joliet, IL 60435



Mail Tax Bill To:
Poseydon Propeties Of IL LLC
7 Rowley Street
Richmond Hill, ~~DC 46000~~
ON L4B3P4

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CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

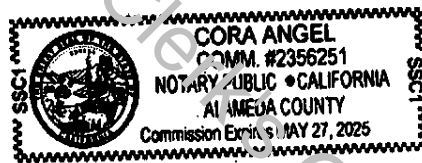
State Of: California
County Of: Contra Costa

On June 08, 2021 before me, Cora Angel, Notary Public, personally appeared, Sujan Shrestha who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/(he)/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cora Angel
Signature: Cora Angel



Title of Document: Warranty Deed Illinois statutory

Total Number of Pages including Attachment: 3

Notary Commission Expiration Date: May 27, 2025

Notary Commission Number: 2356251