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Doc#: 2311541130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2023 12:21 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), ACTION HEIGHTS LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to OLENA AKALMAZ and ZHUMANOV BAKHTIYAR, husband and wife, as Tenants by the Entirety, of Elgin, Illinois, the following described Real Estate:

Dec ID 20230301683253
ST/CO Stamp 0-884-595-920 ST Tax \$111.50 CO Tax \$55.75

Address of Property: 4037 BONHILL DR UNIT 2B ARLINGTON HEIGHTS, IL 60004

Parcel ID Number: 02-01-200-083-1034

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 17th day of April, 2023

K.A. Thakkar (SEAL)
ACTION HEIGHTS LLC, an Illinois
limited liability company

By: HETUL THAKKAR

Its: Manager

Cook County Clerk's Office

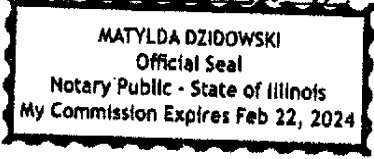
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STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that HETUL THAKKAR personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 17 day of April 2023

[Signature]
NOTARY PUBLIC



Prepared by : Pazala Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
OLENA AKALMAZ
4037 BONHUI DR
UNIT 2B
ARLINGTON HTS IL
60004

SEND SUBSEQUENT TAX BILLS TO:
OLENA AKALMAZ
4037 BONHUI DR
UNIT 2B
ARLINGTON HTS IL
60004

File nr: AT 200390
After recording mail ret
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

1 of 1
MD

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Exhibit A

Legal Description

UNIT 4037-2B IN ARLINGTON GROVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 15, 1980 AS DOCUMENT 25364419, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office