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Doc#: 2327655042 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2023 09:51 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230901633961
ST/CO Stamp 0-545-489-872 ST Tax \$112.00 CO Tax \$56.00

THE GRANTOR(S), ASU 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 NARINDER CHAHAL, a married man of Schaumburg, Illinois, the following described Real Estate:

Address of Property: 4061 BONHILL DR UNIT 2B ARLINGTON HEIGHTS, IL 60004

Parcel ID Number: 02-01-200-083-1058

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 19 day of September, 2023


ASU LLC _____ (SEAL)

By: BRIJESH PATEL

Its: Manager

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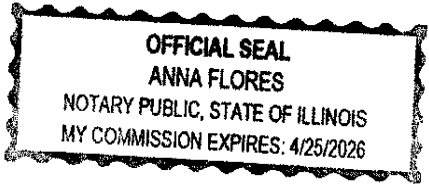
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Brijeshkumar J Patel
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 19 day of September, 2023.

[Signature]
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 50 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
NARINDER CHALLAL
1232 IRONWOOD CT
UNIT A-1
SCHAUMBURG IL 60193

SEND SUBSEQUENT TAX BILLS TO:
NARINDER CHALLAL
1232 IRONWOOD CT
UNIT A-1
SCHAUMBURG IL 60193

File nr. AT2023 141
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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File No: AT200423

EXHIBIT "A"

UNIT 4061-2B IN ARLINGTON GROVE CONDOMINIUMS 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;

AND AS MORE FULLY DESCRIBED IN THE SURVEY WHICH 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 Address: 4061 BONHILL DR UNIT 2B ARLINGTON HEIGHTS, IL 60004
Parcel ID Number: 02-01-200-083-1058**

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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