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Doc# 2206716004 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2022 10:17 AM PG: 1 OF 6

FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

ABOVE SPACE FOR RECORDER'S USE

THIS GENERAL WARRANTY DEED is made as of this 12th day of January 2022, by Ilias Gikas and Sharon M. Gikas, husband and wife, as joint tenants ("Grantor"), having an address of 6612 Maxwell Dr., Woodridge, IL 60517, to 908 Ridge Square LLC, a Delaware limited liability company ("Grantee"), having an address of c/o Taft Stettinius & Hollister LLP 111 E. Wacker Drive, Suite 2800, Chicago, IL 60601, Attention: Kathryn Kovitz Arnold.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the Village of Elk Grove, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

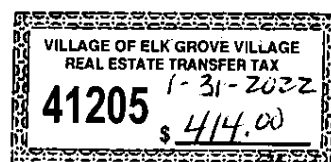
Common street address: 904 Ridge Square, Unit 214, Elk Grove Village, IL 60007
Parcel Identification Number (PIN): 08-33-101-066-1034

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2021 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises.

This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.



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08-33-101-066-1034

20220101604301 | 0-678-039-952



COUNTY:	69.00
ILLINOIS:	138.00
TOTAL:	207.00

21mwt140038257

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this General Warranty Deed the day and year first above written.

Grantor:

Ilias Gikas
Ilias Gikas

STATE OF _____)
COUNTY OF _____) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Ilias Gikas, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20____.

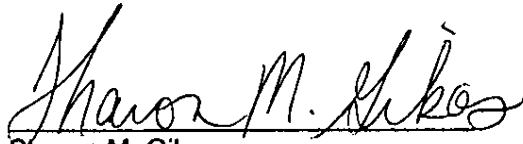
NOTARY PUBLIC
My commission expires: _____

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this General Warranty Deed the day and year first above written.

Grantor:


Sharon M. Gikas

STATE OF _____)
COUNTY OF _____) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Sharon M. Gikas**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20____.

NOTARY PUBLIC
My commission expires: _____

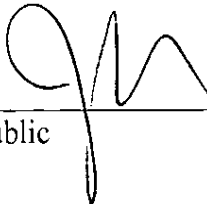
Property of County Clerk's Office

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Remote Notarization Certification

I, JOSEPH W. KUHNEN, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, ILIAS GIKAS AND SHARON M. GIKAS (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the (document) consisting of 4 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 1/12/2022.



Notary Public



Commission Expires:

(Seal)

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 904-214, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 904 RIDGE SQUARE AT THE TERRACE OF ELK GROVE VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 608727008, IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE LAND IS COMMONLY KNOWN AS:

904 Ridge Square, Unit 214, Elk Grove Village, IL 60007

08-33-101-066-1034

MAIL AFTER RECORDING TO:

c/o Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800,
Chicago, IL 60601
Attention: Kathryn Kovitz Arnold

MAIL TAX BILLS TO:

c/o Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800,
Chicago, IL 60601
Attention: Kathryn Kovitz Arnold