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2206842002

Doc# 2206842002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2022 09:44 AM PG: 1 OF 5

GENERAL WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

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

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

THIS GENERAL WARRANTY DEED is made as of this 7th day of December 2021, by Petit Properties, LLC, an Illinois limited liability company ("Grantor"), having an address of 1046 S. Chestnut Avenue, Arlington Heights, IL 60005, 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.

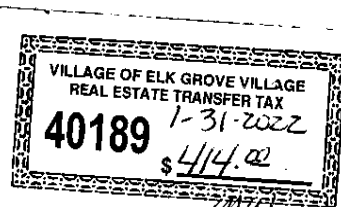
WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors 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 113 Elk Grove Village, IL 60007
Parcel Identification Number (PIN): 08-33-101-066-1014

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 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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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:

Petit Properties, LLC, an Illinois limited liability company

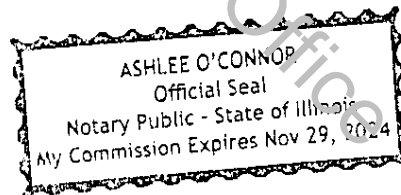
Todor Petrov
Todor Petrov, as Manager/Member

STATE OF IL
COUNTY OF COOK

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Todor Petrov, not as an individual but as Manager/Member of the Petit Properties, LLC, an Illinois limited liability company, 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 7th day of December, 2021

Ashlee O'Connor
NOTARY PUBLIC
My commission expires: 11/29/24



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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:

Petit Properties, LLC, an Illinois limited liability company

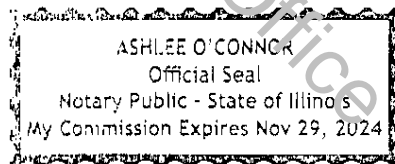
Zornitsa Petrova
Zornitsa Titova-Petrova, as Manager/Member

STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Zornitsa Titova-Petrova, not as an individual but as Manager/Member of the Petit Properties, LLC, an Illinois limited liability company, 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 7th day of December, 2024

Ashlee O'Connor
NOTARY PUBLIC
My commission expires: 11/29/24



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 904-113, 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 113, Elk Grove Village, IL 60007

08-33-101-066-1014

MAIL AFTER RECORDING TO:

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

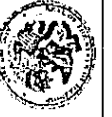
MAIL TAX BILLS TO:

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

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08-33-101-066-1014

20220101604112 | 1-432-637-840



COUNTY:	69.00
ILLINOIS:	138.00
TOTAL:	207.00

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COOK COUNTY CLERK'S OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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