

3/30/2026 2:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473367

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

Doc Stamp-Deed: \$2,310.00

File No.: ENG-2026-2357
Parcel ID Number: 1114090059

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **27th day of March, 2026** between **Polina Feldman, an unmarried woman**, whose post office address is **3851 Mission Hills Road, Apt 309 W, Northbrook, IL 60062**, of the County of Cook, State of Illinois, Grantor, to **Elena Hrupsa, a married woman**, whose post office address is **14271 Cedar Lane, Greensboro, MD 21639**, of the County of Caroline, State of Maryland, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 59, Cedar Grove Phase 2B, according to the map or plat thereof, recorded in Plat Book 56, Page(s) 18 through 27, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

M. M. Patel
WITNESS 1 SIGNATURE
PRINT NAME: Mansu M Patel

P. Feldman
Polina Feldman

WITNESS 1 ADDRESS:
1204 S Birch Dr.
Mt. Prospect, IL 60056

Sejal Patel
WITNESS 2 SIGNATURE
PRINT NAME: Sejal M Patel

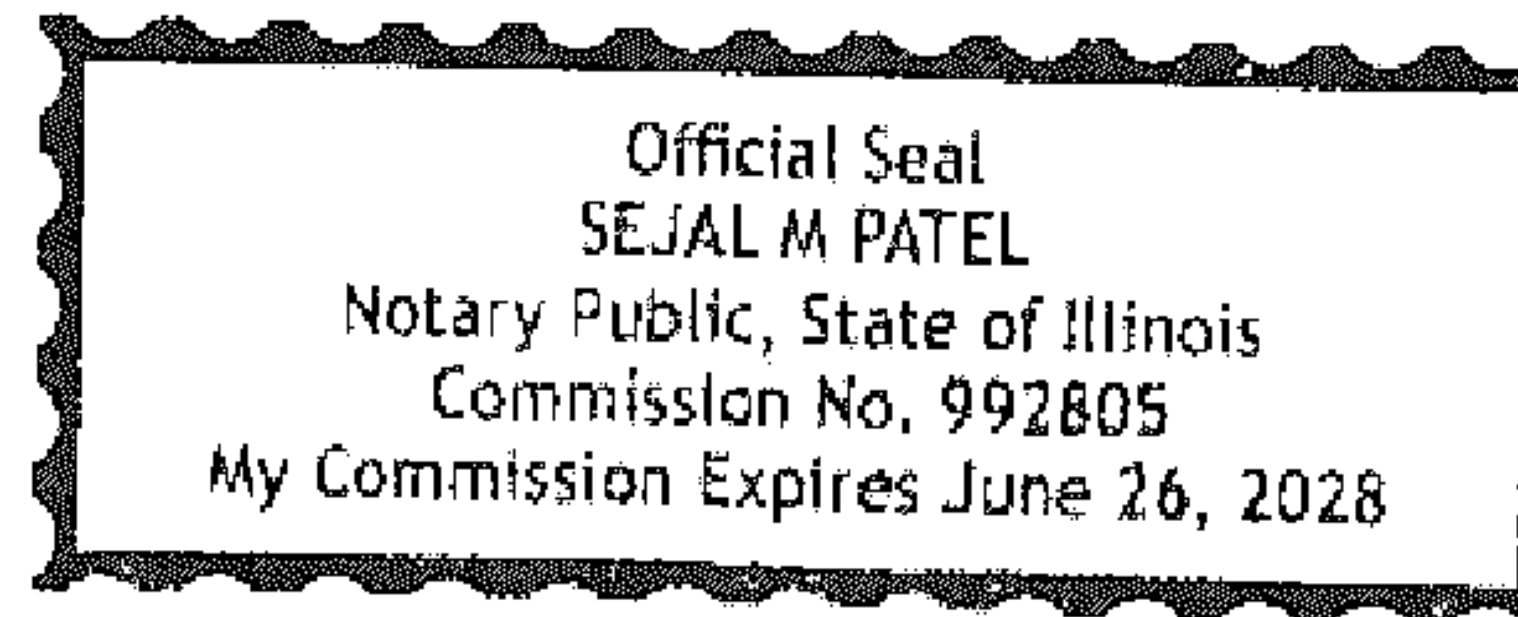
WITNESS 2 ADDRESS:
1007 W Euclid
Mt Prospect, IL 60056

STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026, by Polina Feldman, who is/are personally known to me or who has/have produced D.L. as identification.

Sejal Patel
Signature of Notary Public

Sejal M Patel
Print, Type/Stamp Name of Notary



(NOTARY SEAL)