

Prepared by and Return to:
Kimberly A. Maiello
MSC Title, Inc.
8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202
File No. 2026-148-KAM
Sales Price: Price: \$389,000.00

3/31/2026 3:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474020

Doc Stamp-Deed: \$2,723.00

General Warranty Deed

Made this 30th day of March, 2026 By **Jolanta L. Mermel, a single woman and Roman Shaakov, a single man**, whose address is: 4155 W. Dundee Rd, Northbrook, IL 60062, hereinafter called the grantor, to **Gregory D. Bitsko and Evgeniya Sokolovskaya, husband and wife**, whose post office address is: 1644 Martin Road, Wall Township, NJ 07753, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit G2-214-E, Seaplace I, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1021, Page 684, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0008061054**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

AM
① Witness Signature above:

Jolanta L. Mermel
Jolanta L. Mermel
4155 W. Dundee Rd, Northbrook, IL 60062

Witness print name below:
YULIANA DRUCHUK

Roman Shaakov
Roman Shaakov
4155 W. Dundee Rd, Northbrook, IL 60062

Witness Address:
2222 CHESTNUT AVE
GLENVIEW, IL 60026

Joseph Weishampel
② Witness Signature above:

Witness print name below:
Joseph Weishampel

Witness Address:
2222 Chestnut Ave. Ste. 201
Glenview, IL 60026

STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2026, by Jolanta L. Mermel and Roman Shaakov, who are personally known to me or who have produced drivers license as identification.

Tomasz S. Etinger
Signature of Notary Public
Tomasz S. Etinger
Print, Type/Stamp Name of Notary

