

Record & Return to:

This instrument prepared by:
Neal S. Litman, Esq.
Neal S. Litman, P.A.
Green Plaza - Second Floor
2900 SW 28 Terrace
Coconut Grove, Florida 33133



CFN 20090252004
DR Bk 26818 Pgs 4243 - 4244 (2pgs)
RECORDED 04/07/2009 10:43:27
DEED DOC TAX 6,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

[Space Above This Line For Recording Data]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, Made this March 27, 2009 between **Aleksey Sharnov and Mariya Sharnova, his spouse**, First Party, to **Vladislav Tretiak**, Second Party, whose post office address is 1925 Birch Road, Northbrook, IL 60062.

(Whenever used herein, the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That said First Party, for and in consideration of the sum of \$10.00 and other good valuable consideration receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Second Party, all that certain land situated in MIAMI-DADE County, Florida, to wit:

Unit No. 3601, of Green Diamond Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 19089, Page 1937, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, if any.

(For Information Only: Property Appraiser's Parcel Identification Number is 02-3223-018-0320)

Subject to: Conditions, restrictions, reservations, limitations and easements of records, if any (provided, however, that this reference shall not operate to reimpose the same), applicable zoning regulations and taxes for the current and subsequent years.

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

And the First Party hereby covenants with said Second Party that the First Party is lawfully seized of said land in fee simple; that the First Party has good right and lawful authority to sell and convey said land; that the First Party 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.

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

Signed, sealed and delivered in the presence of:

Aleksey Sharnov
Address: 6 Buckthorn Court, Morganville, NJ 07751

Witness MILA BARANIK
Print Witness Name Mila Baranik

Witness Arkadiy Shmulik
Print Witness Name

Mariya Sharnova
Address: 6 Buckthorn Court, Morganville, NJ 07751

STATE OF New York)
COUNTY OF KINGS) SS

The foregoing instrument was acknowledged before me this March 27, 2009 by **Aleksey Sharnov and Mariya Sharnova**, who is/are personally known to me and/or produced _____ as identification.

Notary Public - State of

BARANIK MILA
Notary Public, State of New York
No. 24-4853199
Qualified in Kings County

Commission Expires February 10, 2010
C:\Users\Tretiak\Documents\Assembled Documents\1-WARRANTY.TBD.000.wpd