

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026042054 2 PG(S)**

**3/31/2026 4:44 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3474245

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:28979

**Doc Stamp-Deed: \$3,465.00**

**Consideration: \$495,000.00**

## **General Warranty Deed**

Made this March 31, 2026 By **James Joseph Antole, Individually, as an unremarried widower, and as Trustee of the Antole Family Revocable Trust dated August 20, 2019**, whose post office address is: 726 Reef Road, Lockport, Illinois 60441, hereinafter called the Grantor, to **Jorge Suarez, Susana Suarez and Kristi Allison Suarez, all as tenants in common**, whose post office address is: 7115 SW 112th Place, Miami, Florida 33173, 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:

Unit 113-B, Building BB, PEPPERTREE BAY CONDOMINIUM, UNIT IV, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1056, Page 1813, and all amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Page 19, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

**Grantor herein states that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that James Joseph Antole is still acting as Trustee.**

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.**

Parcel ID Number: **0106034107**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

**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.

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**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:

Witness Signature: Jacqueline Brown  
Witness # 1 Printed Name: Jacqueline Brown  
Post Office Address: 838 S. State St.  
Lockport, IL 60441

James Joseph Antole (Seal)  
James Joseph Antole, Individually and as Trustee of the  
Antole Family Revocable Trust dated August 20, 2019

Witness Signature: Janet Schuler  
Witness # 2 Printed Name: Janet Schuler  
Post Office Address: 838 S. State St  
Lockport IL 60441

State of Illinois  
County of Will

I am a Notary Public of the State of Illinois, and my commission expires on 12/11/27. The foregoing instrument was acknowledged before me by means of (X) physical presence or [ ] online notarization this March 9th, 2026, by James Joseph Antole, Individually and as Trustee of the Antole Family Revocable Trust dated August 20, 2019, who is personally known to me or who produced DL as identification.

Janet Schuler  
Notary Public  
My Commission Expires: 12/11/27

(SEAL)

