

4/1/2026 9:20 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474341

Doc Stamp-Deed: \$2,082.50

Consideration: \$297,500.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47737-001

Property Appraiser's Parcel ID No.: 0104-13-2072

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of March, 2026, by and BETWEEN **SILVESTRE FANTAUZZO AND MARIA G. FANTAUZZO, HUSBAND AND WIFE**, whose address is **345 South Edgewood Avenue, Wood Dale, IL 60191** (hereinafter "GRANTOR"), and **WILLIAM JOSEPH JENNINGS AND JENNIFER VICTORIA JENNINGS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1624 Stickney Point Road, 201, Sarasota, FL 34231** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 101, BUILDING 2, CASTEL DEL MARE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1088, PAGE 1305, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGE 44, AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Rita M Walker
Printed Name RITA M WALKER
P.O. Address 3147th AVE
Bellwood, IL 60104

(2) Leah V. Walker
Printed Name Leah V. Walker
P.O. Address 1101 S. 2ND AVE
Maywood, IL 60153

GRANTOR:

Silvestre Fantauzzo
Silvestre Fantauzzo
Maria G. Fantauzzo
Maria G. Fantauzzo

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 2026, by Silvestre Fantauzzo and Maria G. Fantauzzo, who is/are personally known to me or who has/have produced Driver's License as identification.

Leah V. Walker
Signature of Notary Public
Leah V. Walker
Print, Type/Stamp Name of Notary

