

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026047505 2 PG(S)**

4/10/2026 2:11 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3478776

Prepared by and After  
Recording Return to:  
Properties Title, LLC  
Attn: Maurice Azerad, Esq.  
5218 Paylor Ln.  
Sarasota, FL 34240

As a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.

**Doc Stamp-Deed: \$805.00**

File No: 2026-03-4389

Parcel ID Number: 0407061059

## **WARRANTY DEED**

This WARRANTY DEED, made April 10, 2026, by **KELLY ANNE MORTEN INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE ANNE QUINLAN DECLARATION OF TRUST DATED MARCH 4, 2005**, whose address is 521 Jackson Blvd, 1A, Forest Park, IL 60130 (the "Grantor"), to **RAIMUNDO MARTINEZ AND FANNY MONTES, HUSBAND AND WIFE**, whose address is 384 Bahama Road, Venice, FL 34293 (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 ONE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$115,000.00) and other valuable consideration, 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**, to-wit:

**Unit 161 of Venice Bay Adult Park, a Condominium, according to The Declaration of Condominium recorded in O.R, Book 1562, Page 933, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 20, Page 2, Public Records of Sarasota County, Florida.**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

**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 for all covenants,

-SIGNATURES APPEAR ON NEXT PAGE(S)-

conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

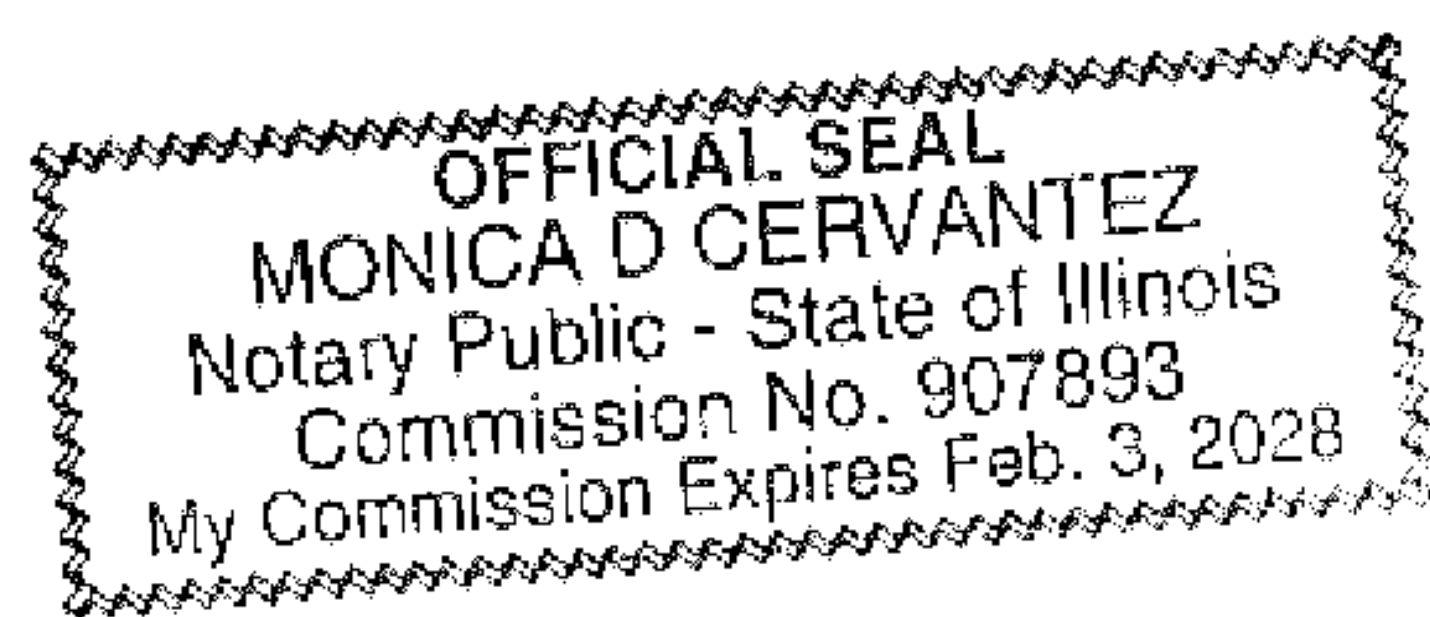
Signed, sealed and delivered in our presence:

*[Signature]*  
 Signature  
 Witness Printed Name Penny (Dillon)  
 Witness #1 Address 197 Winstanley  
Bolingbrook IL 60440  
*[Signature]*  
 Signature  
 Witness Printed Name MONICA D CERVANTEZ  
 Witness #2 Address 8721 S SOUTH AVE  
OAK LAWN IL 60453

The Anne Quinlan Declaration of Trust dated  
 March 4, 2005  
 By: *[Signature]*  
 Kelly Anne Moreton, Individually and as  
 Successor Trustee MORTEN 4-8-26  
KAM

State of ILLINOIS  
 County of ~~COOK~~ WILL

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
 notarization on 8<sup>th</sup> day of April, 2026, by Kelly Anne Moreton, Individually and as Successor  
 Trustee of The Anne Quinlan Declaration of Trust dated March 4, 2005, who is/are  personally known  
 to me or who has/have  produced DL as identification. MORTEN



*[Signature]*  
 Notary Public  
 Print Name: MONICA D CERVANTEZ  
 My Commission Expires: 02-03-2028