

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230467

4/13/2026 3:28 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479509

Consideration: \$1,350,000.00

Doc Stamp-Deed: \$9,450.00

General Warranty Deed

Made this April 13, 2026 A.D. By **Anita J. Ochab, an unmarried woman and Regina Vandroff, an unmarried woman**, whose address is: 100 Central Avenue #1012, Sarasota, Florida 34236, hereinafter called the grantor, to **John C. Hein, Trustee of the John C. Hein Trust Dated March 19, 2010 as amended and restated**, whose post office address is: 950 W. Berwyn Ave #9, Chicago, Illinois 60640-7533, 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 and 00/100 (\$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 511, MARK SARASOTA CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2019150858, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

a/k/a 111 South Pineapple Avenue, Unit 511, Sarasota, Florida 34236

Parcel ID Number: **2027034044**

The Trustee herein is granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

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.

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continuation of Warranty Deed

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 1 Signature:

Witness 1 Printed Name: Catherine E. Bruce

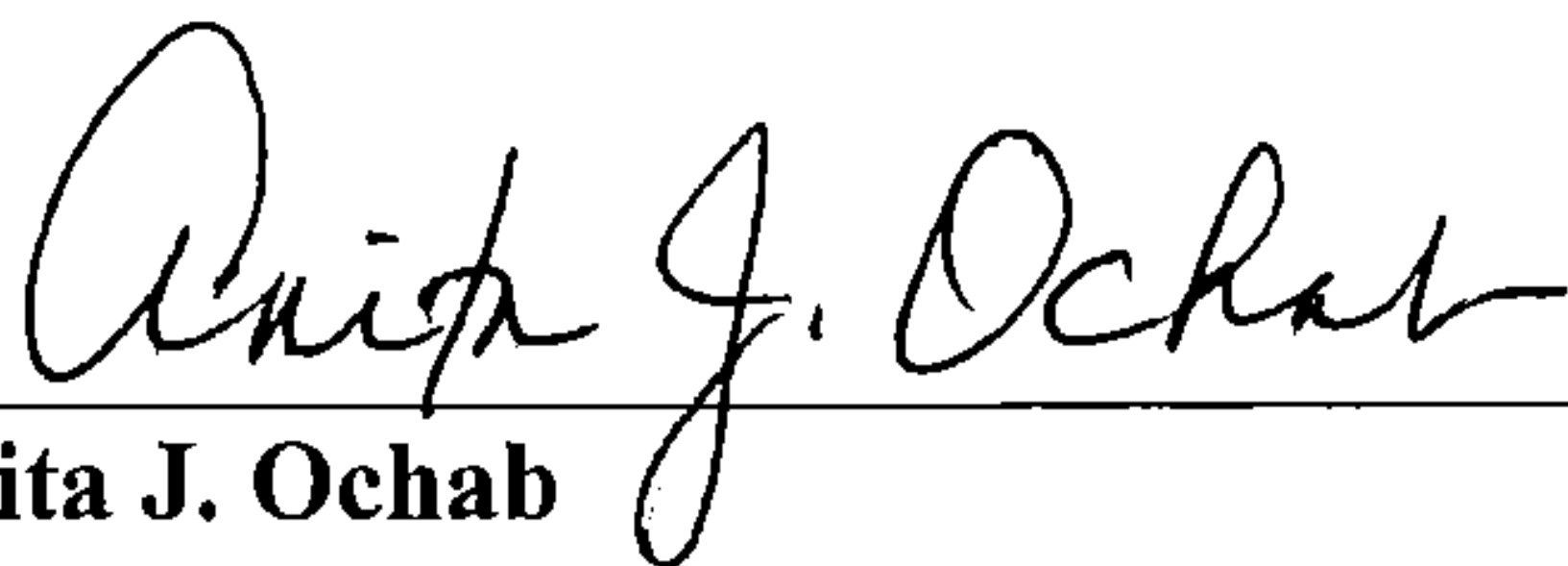
Post Office Address: 1800 Second Street, Suite 854, Sarasota,
Florida 34236

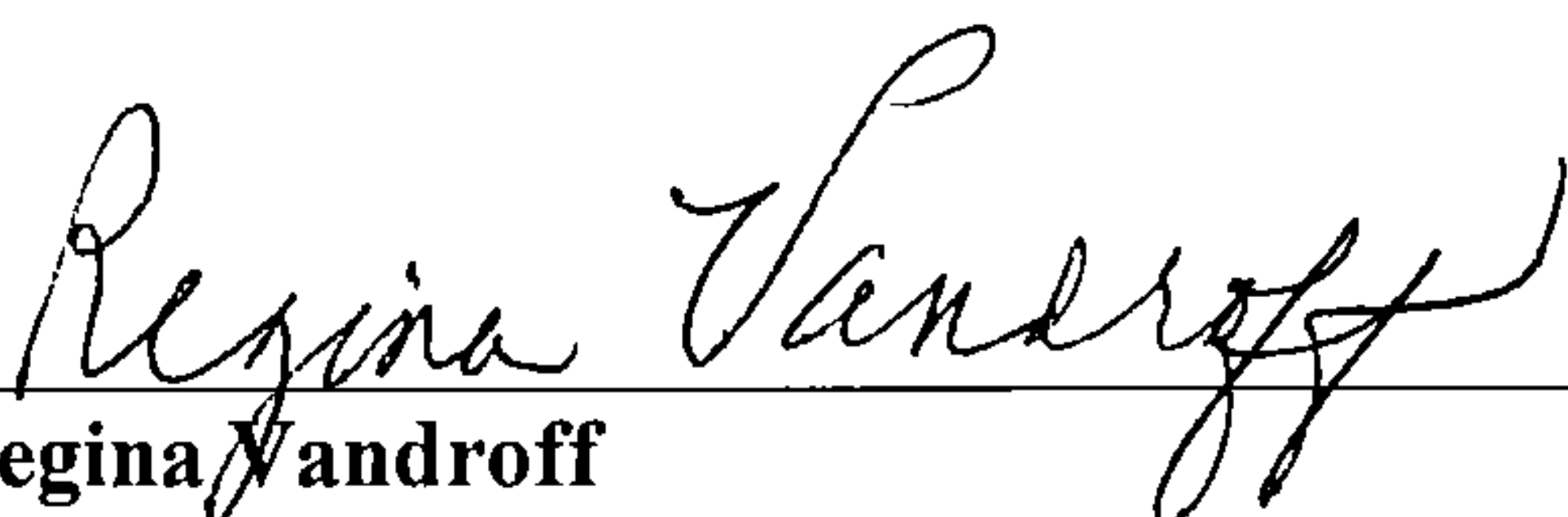


Witness 2 Signature:

Witness 2 Printed Name: Eliecia Parker

Post Office Address: 1800 Second Street, Suite 854, Sarasota,
Florida 34236

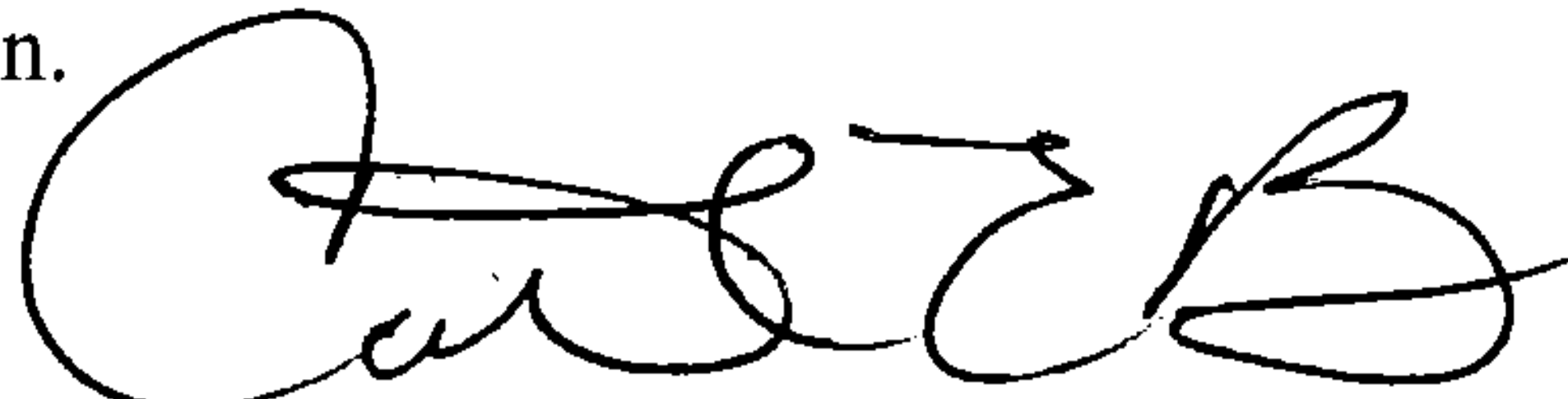
 (Seal)
Anita J. Ochab

 (Seal)
Regina Vandroff

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of April, 2026, by Anita J. Ochab and Regina Vandroff, who are personally known to me or who produced D.L. as identification.





Notary Public

Print Name: _____

My Commission Expires: _____

Notary Seal