

4/30/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488089

Prepared by:  
Sandy Jones  
Florida Hometown Title & Escrow, LLC  
11922 Fairway Lakes Drive #3,  
Fort Myers, FL 33913  
File Number: 04-26-1643

Doc Stamp-Deed: \$34.30

### Warranty Deed

Made this 29 day of APRIL, 2026 A.D.

By **Marjorie Gabriel**,

whose address is: 446 Buckeye Dr, Wheeling, Illinois 60090,  
hereinafter called the grantor,

to **Sonny Capital Group, LLC a Delaware limited liability company**,

whose post office address is: 450 Anthony Trail, Northbrook, Illinois 60062,  
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 Four Thousand Nine Hundred dollars & no cents, (\$4,900.00) 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:

Lot 5, Block 2144, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Page(s) 33, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1149214405**

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.**

**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.

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

X Alexander Budimir  
Sign/Print Name: ALEXANDER BUDIMIR  
Address for Witness #1 also required:  
5215 GRUITZ ST. #3B  
SKOKIE IL. 60077

X Brenda Gabriel as Attorney-in-Fact for (Seal)  
Brenda Gabriel as Attorney-in-Fact for Marjorie  
Gabriel  
446 Buckeye Dr, Wheeling,  
Illinois 60090  
Marjorie Gabriel

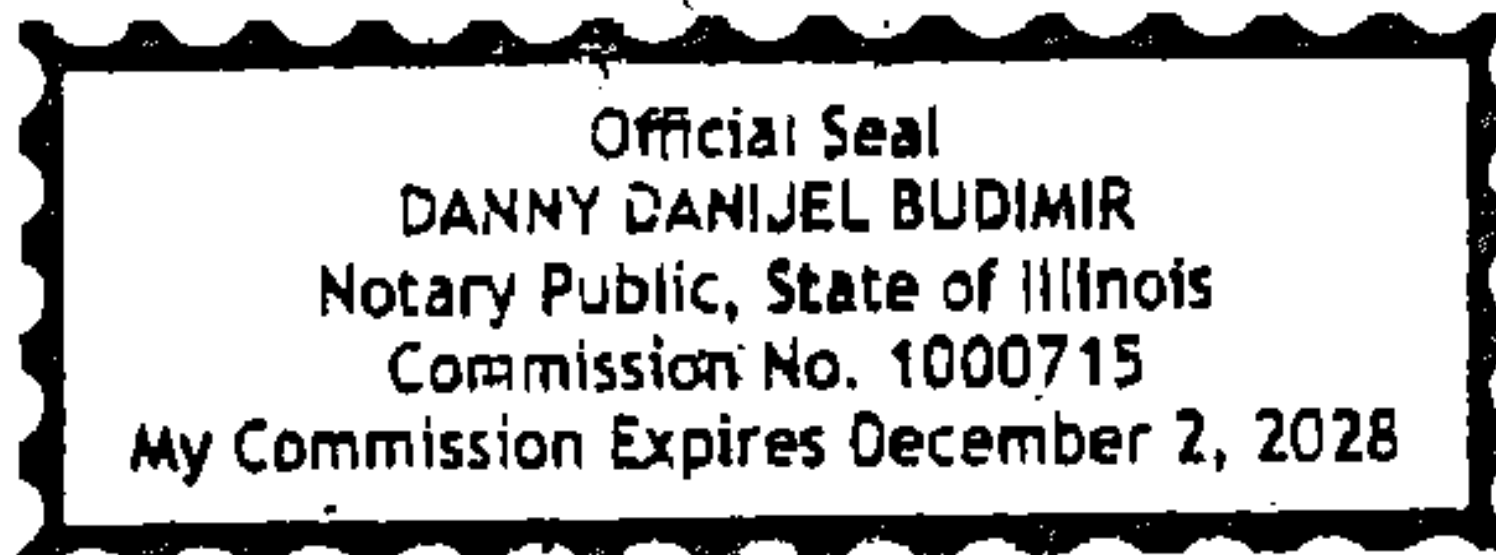
Witness #2

X Danny Danijel Budimir  
Sign/Print Name: DANNY DANIJEL BUDIMIR  
Address for Witness #2 also required:  
5215 GRUITZ ST. #3B  
SKOKIE IL. 60077

State of ILLINOIS

County of COOK

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 29 day of APRIL, 2026, by Brenda Gabriel as Attorney-in-Fact for Marjorie Gabriel, who is/are personally known to me or who has produced ILLINOIS D.L. as identification.



X Danny Danijel Budimir  
Notary Public  
Print Name: DANNY DANIJEL BUDIMIR

My Commission Expires: 12-02-2028

(Seal)