

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026060630 2 PG(S)

Consideration: \$940,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48664-001

5/5/2026 3:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3490231

Doc Stamp-Deed: \$6,580.00

Property Appraiser's Parcel ID No.: 0105049032
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 5th day of May, 2026, by and between **Peter J. Urbain and Donna M. Ruiz-Urbain, husband and wife**, whose address is **5337 Johnson Avenue, Western Springs, IL 60558** (hereinafter "GRANTOR"), and **Karin Lynn Hohn and Darren Joseph Hohn, wife and husband, as tenants by the entirety**, whose address is **726 Ice House Drive, Mountain Top, PA 18707** (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 1275-B, GULF AND BAY CLUB BAYSIDE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2054, PAGE 2538, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGE 24, AS AMENDED IN CONDOMINIUM BOOK 27, PAGE 24, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH PARKING SPACE 37 AND PARKING SPACE 38.

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) *Romanether Holmes*
Printed Name Romanether Holmes
P.O. Address 3910 Gladys Ave.
Bellwood IL 60704

(2) *Karen Thompson*
Printed Name Karen Thompson
P.O. Address 10740 W. Roosevelt Rd, # 7335
Westchester, IL 60154

GRANTOR:

Peter J. Urbain
Peter J. Urbain

Donna M. Ruiz-Urbain
Donna M. Ruiz-Urbain

STATE OF ILLINOIS

COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 20th day of April, 2026, by Peter J. Urbain and Donna M. Ruiz-Urbain, () who is/are personally known to me or (X) who has/have produced Illinois driver licenses as identification.

Karen Thompson
Signature of Notary Public

Karen Thompson
Print, Type/Stamp Name of Notary

