

5/21/2026 1:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497255

Prepared by and return to:

Missty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Unit 1
Port Charlotte, FL 33953

Doc Stamp-Deed: \$1,253.00

File No PC-26-69

Parcel Identification No 0497-08-0036

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of May, 2026 between Roy Byrd, a single man, whose post office address is 3325 West Carroll Avenue, Unit 1, Chicago, IL 60624, of the County of Cook, Illinois, Grantor, to Lisa Ligenza, an unmarried woman, whose post office address is 233 North New York Avenue, Englewood, FL 34223, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 40, Lasbury Pineacres Englewood, according to the Plat thereof, recorded in Plat Book 5, Page(s) 81, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Roy Byrd
Roy Byrd

8940 S East End
Chicago, IL 60617
WITNESS 1 ADDRESS

5011 W. 29th St
Cicero, IL 60804
WITNESS 2 ADDRESS

Laquisha S Berry
WITNESS
PRINT NAME: Laquisha S Berry
Elvira Urbina
WITNESS
PRINT NAME: Elvira Urbina

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2026, by Roy Byrd, who is/are personally known to me or who has/have produced IL DL as identification.

Laquisha S Berry
Signature of Notary Public
Laquisha S Berry
Print, Type/Stamp Name of Notary

