

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071765 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499699

Doc Stamp-Deed: \$70.00

**Prepared by and Return To:**

Greg Fisher  
Fidelity National Title of Florida, Inc.  
189 Center Road  
Venice, FL 34285

Order No.: FTPA26-159905

APN/Parcel ID(s): 0952121223

**WARRANTY DEED**

THIS WARRANTY DEED dated May 22, 2026, by Frank G. Nadess, Individually and as Trustee of The Frank G. Nadess Declaration of Trust, dated May 15, 2002, hereinafter called the grantor, to Bogdan J. Sliwinski and Regina Sliwinski, whose post office address is 7163 Helliwell St., North Port, FL 34291, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 23, Block 1212, Twenty-Seventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 11, 11A through 11M, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

X [Signature]  
Witness Signature

X John Marusaitz  
Print Name

X Address: 6416 S. Central Ave  
Chicago IL 60638

X [Signature]  
Witness Signature

X Annette Rodriguez  
Print Name

X Address: 16505 118<sup>th</sup> Place  
Orland Park, IL 60467

The Frank G. Nadess Declaration of Trust, dated  
May 15, 2002

BY: [Signature]  
Frank G. Nadess, Individually and as  
Trustee

Address: 9707 Hillcrest Cir  
Orland Park, IL 60467

State of IL

COUNTY of Cook

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of May 2016, by Frank G. Nadess, Individually and as Trustee, to me known to be the person(s) described in or who has/have produced IL Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY

Name: Margaret M. Las  
Notary Public in and for the State of Illinois  
My Commission Expires: 8-4-2019

