

Consideration: \$221,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48988-001

5/28/2026 3:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500032

Doc Stamp-Deed: \$1,547.00

Property Appraiser's Parcel ID No.: 2021-06-1001

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of May, 2026, by and between **JANICE E. MILANO, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE JANICE E. MILANO TRUST DATED DECEMBER 3, 1998**, whose address is **3 Oak Brook Club Drive, Oak Brook, IL 60523** (hereinafter "GRANTOR"), and **JILL SANTORELLI, A SINGLE WOMAN**, whose address is **1110 Breezmont Drive, Unit 1, Sarasota, FL 34232** (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 1, IN ACCORDANCE WITH AND SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF A CERTAIN DECLARATION OF CONDOMINIUM OF GLEN OAKS RIDGE CONDOMINIUM VILLAS, SECTION ONE, AS RECORDED IN OFFICIAL RECORD BOOK 979, PAGES 1209 THRU 1247 INCLUSIVE, AND THAT CERTAIN NINETY NINE YEAR RECREATION FACILITIES LEASE AS RECORDED IN OFFICIAL BOOK 979, PAGES 1249 THRU 1261 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND AS PER CONDOMINIUM PLAT RECORDED IN CONDOMINIUM BOOK 6, AT PAGES 14, 14A, 14B, 14C AND 14D INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

The named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.

(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) [Signature]
Printed Name Olivia Perkins
P.O. Address 169 E Butterfield Rd
Elmhurst, IL 60126

(2) [Signature]
Printed Name Sarah Bengtson
P.O. Address 169 E. Butterfield Rd.
Elmhurst, IL 60126

GRANTOR:

JANICE E. MILANO, INDIVIDUALLY AND AS TRUSTEE OF THE JANICE E. MILANO TRUST DATED DECEMBER 3, 1998

By: [Signature]
Janice E. Milano, Individually and as Trustee aforesaid

STATE OF Illinois
COUNTY OF DePage

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of May, 2026, by Janice E. Milano, Individually and as Trustee of the Janice E. Milano Trust dated December 3, 1998, who is personally known to me or who has produced Passport as identification.

[Signature]
Signature of Notary Public

Sarah Bengtson
Print, Type/Stamp Name of Notary

My Commission Expires: 10/31/26

(AFFIX SEAL)

