

6/11/2026 12:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3505882

*This instrument prepared without benefit of
title search or legal opinion of title by:*

Adam A. Czaya, B.C.S.
Keith Taylor Law Group, P.A.
1143 N. Lyle Ave.
Crystal River, FL 34429
352-795-0404

Parcel ID: 0391-03-0135

[Space above this line for recording data]

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:

This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.1554, and AGO 2001 31 (April 26, 2001)

WARRANTY DEED **(Enhanced Life Estate)**

THIS INDENTURE, made on June 10, 2026 between **Daniel Hennessy and Wanda Hennessy, as husband and wife**, whose post office address is 1513 Countryside Drive, Shorewood, IL 60404, as Grantors, and **Daniel Hennessy and Wanda Hennessy, as husband and wife**, whose post office address is 1513 Countryside Drive, Shorewood, IL 60404, for an enhanced life estate, and upon the death of the last-surviving life tenant, the remainder, if any, to **Catherine Lynn Murphy**, whose post office address is 21321 S. Timber Trail, Shorewood, IL 60404, as Grantees.

GRANTORS RESERVE UNTO THEMSELVES AN ENHANCED LIFE ESTATE.

GRANTORS reserve unto themselves for and during their lifetimes, as tenants by the entireties, the exclusive possession, and use and enjoyment of the property and all rents and profits of the property described herein. Grantors further reserve unto themselves, for and during their lifetimes, as tenants by the entireties, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises without the joinder of the remaindermen, by gift, sale, or otherwise so as to terminate the interests of the Grantees, as Grantors in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death. Grantors further reserve unto themselves the right to cancel this deed by further conveyance, which may destroy any and all rights which the Grantees may possess under this deed, including a further re-conveyance to Grantors. The reserved enhanced life estate and the rights to change or cancel this deed are tenancy by the entireties interests that vest automatically and fully in the surviving spouse. Grantee's interest in the property described herein shall vest only upon the death of the last life tenant, and all right and title to the property remaining, if any, shall only then fully vest in Grantees, subject to such liens and encumbrances existing at that time. Grantors shall have no liability to the remaindermen for waste.

WITNESSETH, that said Grantors, for and in consideration of LOVE AND AFFECTION, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to wit:

Lot 135, Villages of Milano, according to the plat thereof, as recorded in Plat Book 49, Page 36, of the Public Records of Sarasota County, Florida.

SUBJECT TO, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2026 and all subsequent years,

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

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

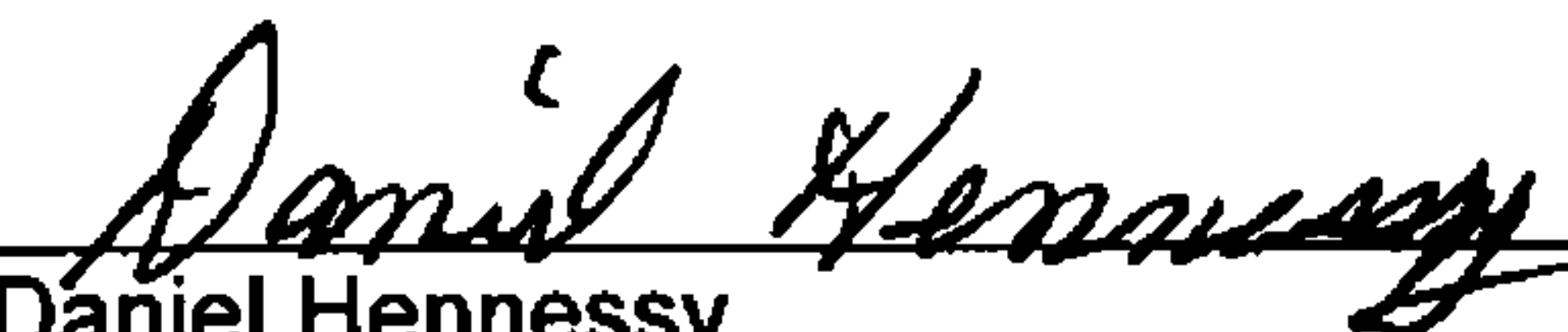
AND said Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good, right, and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except as otherwise stated herein.

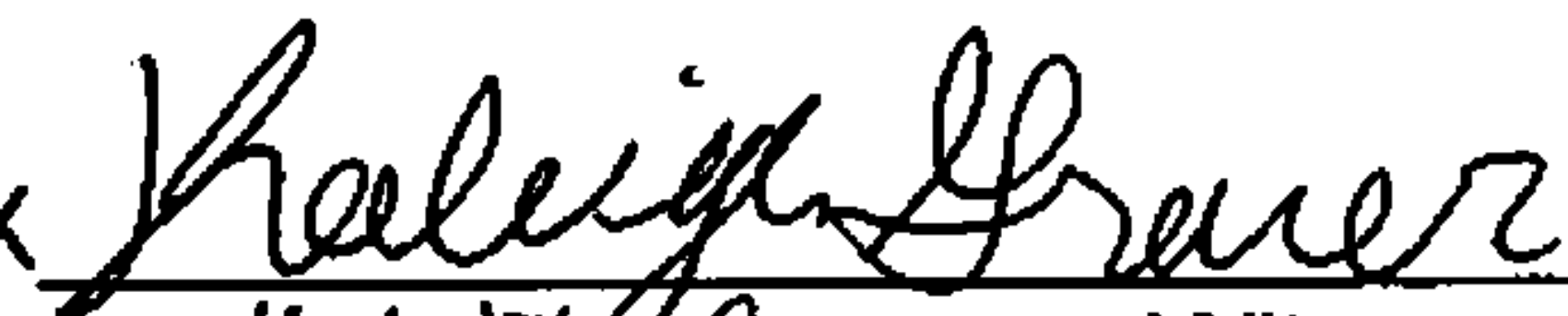
THIS is not the Grantors' homestead property, nor is it contiguous thereto.

IN WITNESS WHEREOF, the Grantors have hereunto signed their hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

x 
Dominique Nobile, Witness
210129th Infantry Dr.
Joliet, IL 60435


Daniel Hennessy
1513 Countryside Drive
Shorewood, IL 60404

x 
Kaleigh Groner, Witness
210129th Infantry Dr.
Joliet, IL 60435

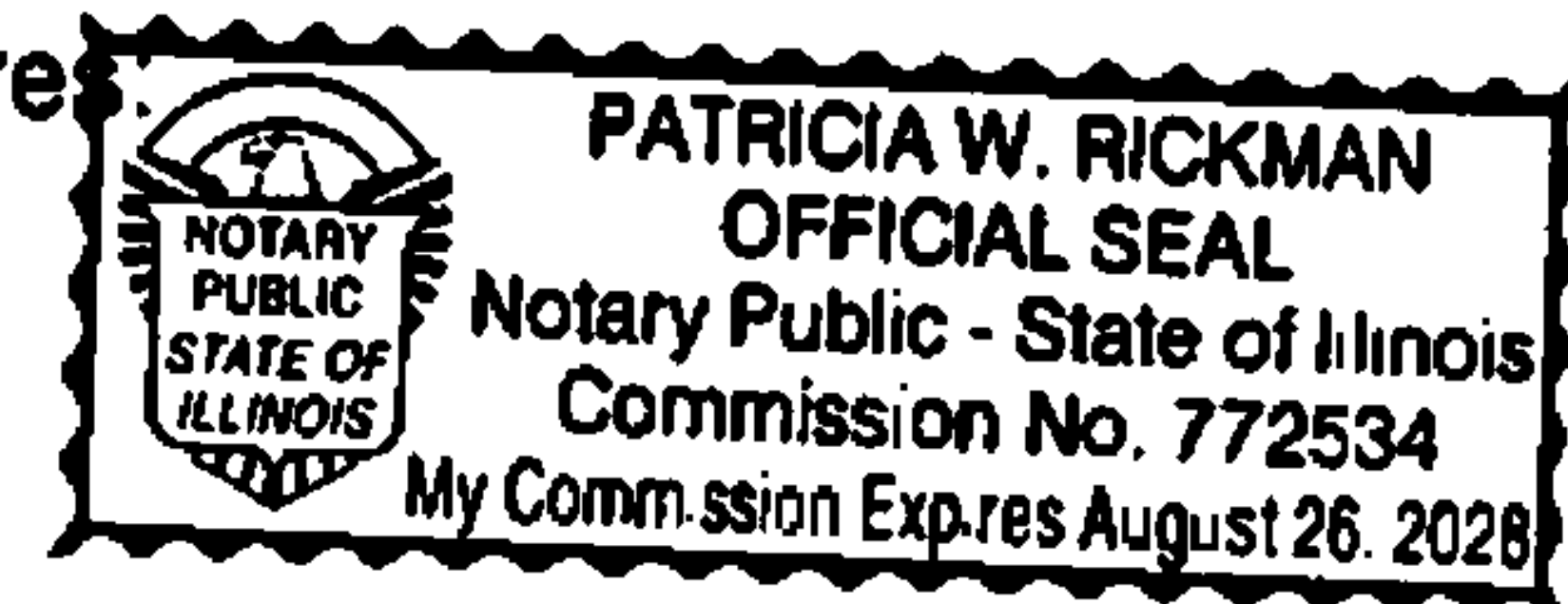

Wanda Hennessy
1513 Countryside Drive
Shorewood, IL 60404

STATE OF Illinois
COUNTY OF Will

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 10, 2026 by **Daniel Hennessy**, who is personally known to me or who has produced Drivers Licence as identification.

Patricia W. Rickman
Signature of Notary

My Commission Expires:



STATE OF Illinois
COUNTY OF Will

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 10, 2026 by **Wanda Hennessy**, who is personally known to me or who has produced Drivers License as identification.

Patricia W. Rickman
Signature of Notary

My Commission Expires:

