

7/23/2026 11:54 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523425

Doc Stamp-Deed: \$1,183.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-06-4717

Parcel ID Number: 0088091118

WARRANTY DEED

This WARRANTY DEED, made July 22, 2026, by **ILLA GROUP OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 7253 Cataluna Circle, Delray Beach, FL 33446 (the "Grantor"), to **PRESTIGE ELITE CONCIERGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 8608 Escue St, Lake Worth, FL 33467 (the "Grantee"):

(Whenever used herein the term "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 ONE HUNDRED SIXTY NINE THOUSAND AND 00/100 DOLLARS (\$169,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County**, Florida, to-wit:

Unit 242, Sienna Park, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument No. 2006116369, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Julianna Kovacs

Signature

Witness Printed Name Julianna Kovacs

Witness #1 Address _____

5677 Key Largo ct Bradenton FL 34203

Joseph Youanes

Signature

Witness Printed Name Joseph Youanes

Witness #2 Address _____

41647 Alden Dr. Clinton Twp MI 48038

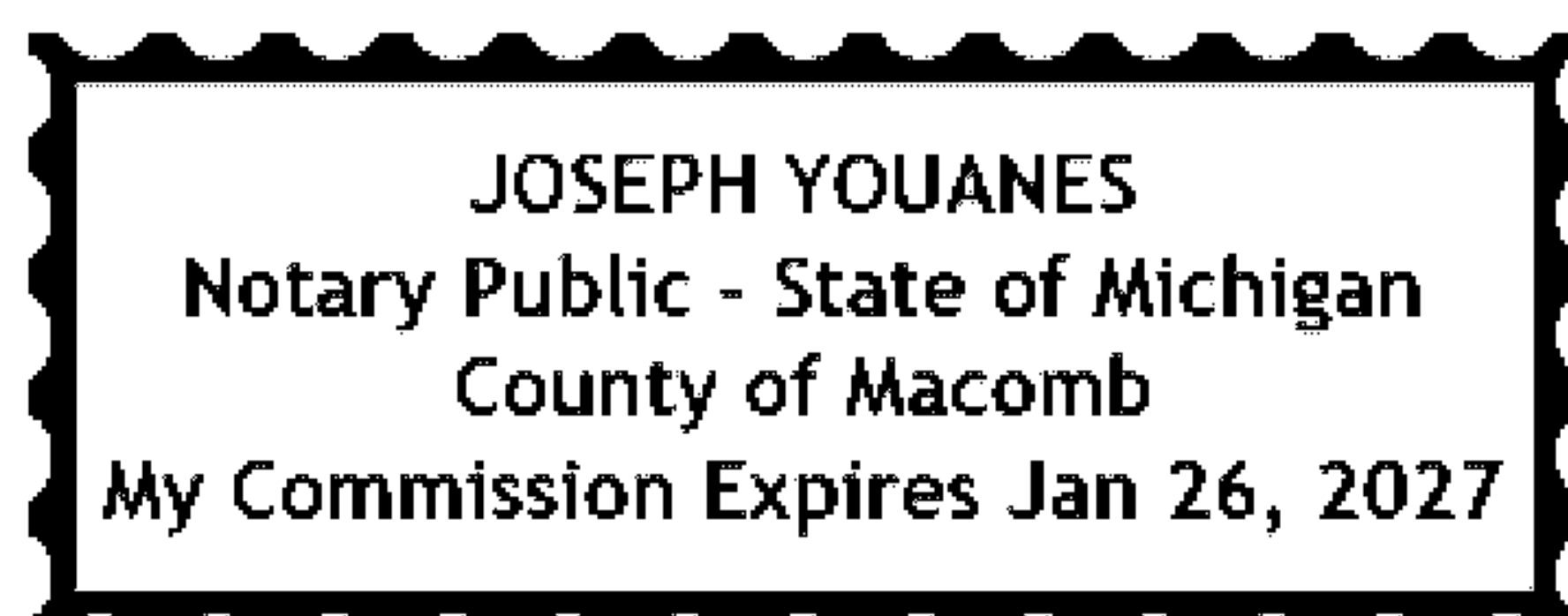
ILLA GROUP OF FLORIDA, LLC, a Florida
Limited Liability Company

By: Andras Halasz
András Halász, Authorized Member

By: Csilla Bartok
Csilla Bartok, Authorized Member

State of Michigan
County of Macomb

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 21 day of July, 2026, by András Halász and Csilla Bartok as Authorized Members for ILLA GROUP OF FLORIDA, LLC, who is/are ☐ personally known to me or who has/have ☒ produced Passport as identification.



Joseph Youanes

Notary Public
Print Name: Joseph Youanes
My Commission Expires: 1/26/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.