

**RECEIVED**

By Tifani White at 9:54 am, 5/20/22

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19  
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	VINMAS HOLDINGS, LLC PO BOX 885 BOCA RATON, FL 33429	Property Owner	CAPRA LEO A GORSKI ROSEMARY 4701 N TROY CHICAGO, IL 60625
Property description	CITRUS SPRINGS UNIT 3 LOT 23 BLK 124 DESCR IN O R BK A47 PG 773 & O R BK 594 PG 1600	Application date	Jan 31, 2022
		Certificate #	2019 / 1573
		Date certificate issued	06/01/2019
		Account number	1245486

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/1573	06/01/2019	137.36	20.60	157.96
# 2018/1636	06/01/2018	146.98	22.05	169.03
# 2017/1586	06/01/2017	153.44	23.02	176.46
# 2016/1718	06/01/2016	160.27	24.04	184.31
# 2015/1931	06/01/2015	157.72	23.66	181.38
<b>→ Part 2: Total*</b>				<b>869.14</b>

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/1170	06/01/2021	135.50	6.25	12.87	154.62
# 2020/1553	06/01/2020	150.52	6.25	22.58	179.35
<b>Part 3: Total*</b>					<b>333.97</b>

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,203.11
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	90.51
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	103.12
7. <b>Total Paid (Lines 1-6)</b>	<b>1,821.74</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Linda Pillsbury

Signature, Tax Collector or Designee

Citrus County, Florida

Date 20th of May, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



## TAX DEED APPLICATION COVER LETTER

**Account #:** 1245486

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

### **Tax Deed Applicant**

VINMAS HOLDINGS, LLC  
PO BOX 885  
BOCA RATON, FL 33429

### **Owner on Current Tax Roll**

CAPRA LEO A  
GORSKI ROSEMARY  
4701 N TROY  
CHICAGO, IL 60625

### **Additional Parties, Per Search**

LEO A CAPRA, DECEASED AND  
ROSEMARY GORSKI Owner  
2717 N 73RD AVE  
ELMWOOD PARK, IL 60707-1512

LEO A. CAPRA, DECEASED AND  
ROSEMARY GORSKI Owner  
2717 N. 73RD  
ELMWOOD PARK, IL 60635

ROSEMARY GORSKI Owner  
398 SECOND  
ELMHURST, IL 60126

ROSEMARY GORSKI Owner  
398 W 2ND ST  
ELMHURST, IL 60126-2501

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

[www.citrustc.us](http://www.citrustc.us)



Integrity • Innovation

**Janice A. Warren, C.F.C.**

Citrus County Tax Collector

CITRUS SPRINGS CIVIC ASSOCIATION INC  
1570 W CITRUS SPRINGS BLVD  
CITRUS SPRINGS, FL 34434

Other Interested Party

CITRUS SPRINGS CIVIC ASSOCIATION, INC.  
P.O. BOX 1387  
DUNNELLON, FL 34430

Other Interested Party

JANET BAREK REGISTERED AGENT  
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC  
7022 N SANTOS DR  
CITRUS SPRINGS, FL 34434

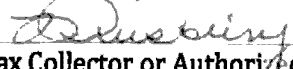
Other Interested Party

JANET BAREK, REGISTERED AGENT  
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.  
1570 W CITRUS SPRINGS BLVD  
CITRUS SPRINGS, FL 34434

Other Interested Party

**Certified By:**

Linda Pillsbury

  
Tax Collector or Authorized Designee



# **TitleExpress®**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222  
Phone: (412) 391-5555 Fax: (412) 391-7608  
E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**



**PROPERTY INFORMATION REPORT - CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 18E17S100530 01240 0230

**CURRENT ASSESSED VALUE:** \$2,560

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N.A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Affidavit of Death Certificate

OR: 2681. Page: 429

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

**Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

***James Bennett***

**Title Examiner**

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR LEO A. CAPRA, married to MARY CAPRA,

2717 N. 73rd  
of the Village of Elmwood Park County of Cook State of Illinois  
for and in consideration of THE A RD 00/100 in hand paid DOLLARS.  
and other good and valuable consideration CONVEYS and WARRANTS to LEO A. CAPRA and ROSEMARY GORSKI,

(NAMES AND ADDRESS OF GRANTERS)

2717 N. 73rd, Elmwood Park, IL, 60634

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Citrus in the State of FLA., to wit:

Lot 23 Block 124 of Citrus Springs Unit Three, a Subdivision according to the Plat thereof, recorded in Plat Book 5, Page 116-129, of the Public Records of Citrus County, Florida.

FILE NO. 317644

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
MAY 7 AM 11 14

VERIFIED BY: \_\_\_\_\_  
D.C.

THIS IS NOT HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 2nd day of April 1982

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(Seal) Leo A. Capra (Seal)  
LEO A. CAPRA

(Seal) \_\_\_\_\_ (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEO A. CAPRA, married to MARY CAPRA,



personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of April 1982

Commission expires December 7th 1982 Benedict Mayers NOTARY PUBLIC

This instrument was prepared by B Mayers 4228 N Harlem Morrisdale Illinois (NAME AND ADDRESS)

MAIL TO: Benedict Mayers  
4228 N. Harlem  
Morrisdale, Ill 60534

ADDRESS OF PROPERTY:

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

BOOK 594 PAGE 1600

CITRUS COUNTY  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
MAY 7 1982  
0-3600 ANNUAL REVENUE STAMPS OR SPECIAL TAXES

HENRY UNDER PROVISIONS OF P.A.R. SEC. 4  
REAL ESTATE TRANSFER ACT  
MAY 7 1982

DOCUMENT NUMBER

*Received*

This Instrument Prepared by and Return to:  
Miko P Gunderson  
Bertsson, Ittersagen, Gunderson & Widelids, LLP  
The Big W Law Firm  
18401 Murdock Circle, Suite C  
Port Charlotte, FL 33948  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):

File No.: 20146035

### AFFIDAVIT OF DEATH CERTIFICATE

I, Susan Burke, being duly sworn according to the law, depose and say that:

1. I have reviewed a certified copy of the Death Certificate of LEO A. CAPRA ("the Deceased") in connection with the sale or refinance of real property, and have retained it in my file.
2. Said Death Certificate was issued by DuPage County, Illinois Office of Vital Statistics.
3. Said Death Certificate is not attached hereto as an exhibit. The Death Certificate contains the following information pertaining to the Deceased:

Sex:	Male
Date of Birth:	May 19, 1918
Date of Death:	August 03, 1994
Place of Death:	Illinois
Place of Residence:	Illinois
Marital Status:	Widowed

Informant's Name and Address; Rosemary Gorski 398 Second, Elmhurst, IL 60126

4. Affiant specifically disclaims any liability to any person or entity who may rely upon this Affidavit.

*Susan Burke*  
\_\_\_\_\_  
Susan Burke

State of Florida  
County of Charlotte

Sworn and subscribed before me this 2nd day of April, 2015 by Susan Burke, who is/are personally known to me or has/have produced driver license(s) as identification.

Tamara L Wallace  
\_\_\_\_\_  
Notary Public Signature  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(Seal)





Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Not For Profit Corporation  
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

### Filing Information

**Document Number** 734809  
**FEI/EIN Number** 59-8543328  
**Date Filed** 01/13/1976  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 01/26/1993  
**Event Effective Date** NONE

### Principal Address

1570 W. CITRUS SPRINGS BLVD  
CITRUS SPRINGS, FL 34434

Changed: 02/13/2009

### Mailing Address

P.O. BOX 1387  
Dunnellon, FL 34430

Changed: 01/12/2017

### Registered Agent Name & Address

Barek, Janet  
1570 W Citrus Springs Blvd  
CITRUS SPRINGS, FL 34434

Name Changed: 06/07/2019

Address Changed: 06/07/2019

### Officer/Director Detail

#### Name & Address

Title TREASURER

Brooks, Michelle  
7750 N Pocono Drive  
Citrus Springs, FL 34434

Title Archetectural Chairperson

COOPER, MICHAEL  
7880 GOLFVIEW DR  
CITRUS SPRINGS, FL 34434

Title President

BAREK, JANET  
7022 N SANTOS DR  
CITRUS SPRINGS, FL 34434

Title Director

Mize, Thomas  
1527 W Elder Lane  
Citrus Springs, FL 34434

Title Director

Albrecht, Margaret  
9018 N Alpinia Dr  
Citrus Springs, FL 34434

Title VP

Braglin, Louann  
9396 N Greco Ter  
Citrus Springs, FL 34434

Title Director

Allard, Richard  
10669 N Academy Dr  
Citrus Springs, FL 34434

Title Secretary

Durfee, Barbara  
2300 W. Arbutus Dr  
Citrus Springs, FL 34434

Title Director, at large

Durfee, Wayne  
2300 W. Arbutus Dr  
Citrus Springs, FL 34434

Title Communication Director

Dorsey, Donna  
8120 N. Voyager Dr  
Citrus Springs, FL 34433

#### **Annual Reports**

Report Year	Filed Date
2019	02/09/2019
2020	07/29/2020
2021	04/12/2021

#### **Document Images**

<a href="#">04/12/2021 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/29/2020 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/28/2019 - AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/07/2019 - AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2019 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2018 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2017 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2016 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2015 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/05/2014 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2013 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2012 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2011 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



Altkey: 1245486  
CAPRA LEO A

Parcel ID: 18E17S100030 01240 0230  
9905 N ELKCAM BLVD, CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1503 - CITRUS SPRINGS UNIT 3
Tax District	00CS - CITRUS SPRINGS
Subdivision	000325 - CITRUS SPRINGS UNIT 03
Short Legal	CITRUS SPRINGS UNIT 3 LOT 23 BLK 124 DESCR IN O R BK A47 PG773 & O R BK 594 PG 1600
Est. Parcel Sqft	10,009
Est. Parcel Acres	.23
Map SC-TW-RG	15-17S-18E

**Mailing Address**

Name	CAPRA LEO A
Mailing Address	4701 N TROY CHICAGO IL 60625

**All Owners**

Name	Owner Type
CAPRA LEO A	EO - Estate Of
GORSKI ROSEMARY	TC - Tenants In Common

**Value History and Tax Amount**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$2,560	\$0	\$2,560	\$2,560	\$0	\$2,560	\$0	\$92.36	Link
2020	\$3,060	\$0	\$3,060	\$2,710	\$0	\$2,710	\$0	\$97.29	Link

**Buyer Beware!**

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

**Special Assessment**

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/L
04/01/1982	\$1,333	0594/1600	17-17	V

**DISCLAIMER**

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

**Land & Agricultural**

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
------	----------	------	-------	----------	-------	---------	------------------	------------	--------

.1 0008-SFR NON-WATERFRONT F-FRONT FOOT 80.00 80.0 125 \$2,560 PDR

Total Misc Value

**Legal Description**

**Legal Description**

CITRUS SPRINGS UNIT 3 LOT 23 BLK 124 DESCR IN O R BK A47 PG  
773 & O R BK 594 PG 1600

**DISCLAIMER**

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

1245486

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 920114

To: Tax Collector of CITRUS COUNTY, Florida

I,  
VINMAS HOLDINGS, LLC  
PO BOX 885  
BOCA RATON, FL 33429,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
1245486	2019/1573	06-01-2019	CITRUS SPRINGS UNIT 3 LOT 23 BLK 124 DESCR IN O R BK A47 PG 773 & O R BK 594 PG 1600

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File  
VINMAS HOLDINGS, LLC  
PO BOX 885  
BOCA RATON, FL 33429

\_\_\_\_\_  
Applicant's signature

01-31-2022  
Application Date

Altkey: 1245486  
CAPRA LEO A

Parcel ID: 18E17S100030 01240 0230  
9905 N ELKCAM BLVD , CITRUS SPRINGS

### Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1503 - CITRUS SPRINGS UNIT 3
Tax District	00CS - CITRUS SPRINGS
Subdivision	000325 - CITRUS SPRINGS UNIT 03
Short Legal	CITRUS SPRINGS UNIT 3 LOT 23 BLK 124 DESCR IN O R BK A47 PG773 & O R BK 594 PG 1600
Est. Parcel Sqft	10,009
Est. Parcel Acres	.23
Map SC-TW-RG	15-17S-18E

### Mailing Address

Name	CAPRA LEO A
Mailing Address	4701 N TROY CHICAGO IL 60625

### All Owners

Name	Owner Type
CAPRA LEO A	EO - Estate Of
GORSKI ROSEMARY	TC - Tenants In Common

### Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$2,560	\$0	\$2,560	\$2,560	\$0	\$2,560	\$0	\$92.36	<a href="#">Link</a>
2020	\$3,060	\$0	\$3,060	\$2,710	\$0	\$2,710	\$0	\$97.29	<a href="#">Link</a>

### Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

### Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

### Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/1982	\$1,333	0594/1600	17-17	V

**DISCLAIMER**

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

**Land & Agricultural**

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				PDR

<b>Total Misc Value</b>
-------------------------

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](https://tools.usps.com/zip-code-lookup.htm?byaddress)

[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](https://tools.usps.com/zip-code-lookup.htm?bycitystate)

[Cities by ZIP \(/zip-code-lookup.htm?citybyzipcode\)](https://tools.usps.com/zip-code-lookup.htm?citybyzipcode)

[FAQs](https://tools.usps.com/zip-code-lookup.htm#faq)

<https://www.usps.com/ziplookup/faq.htm>

<https://www.usps.com/ziplookup/faq.htm>

# Look Up a ZIP Code™ FAQs

Go to

## ZIP Code™ by Address

You entered:

2717 N 73RD  
ELMWOOD PARK IL

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. ([zip-code-lookup.htm?byaddress](https://tools.usps.com/zip-code-lookup.htm?byaddress))**

2717 N 73RD AVE  
ELMWOOD PARK IL **60707-1512**

Feedback

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](https://tools.usps.com/zip-code-lookup.htm?byaddress)