

# UNOFFICIAL COPY

Doc#: 2334606162 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/12/2023 11:30 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20231101665654  
ST/CO Stamp 1-473-363-920 ST Tax \$425.00 CO Tax \$212.50  
City Stamp 1-691-467-728 City Tax: \$4,462.50

### AFTER RECORDING MAIL TO:

Front Door Legal  
Attn: Justin Strane, Esq.  
2502 N. Clark Street, Suite 236  
Chicago, Illinois 60614

### NAME & ADDRESS OF GRANTEE & TAXPAYER:

Folorunso Dada Adeoye  
340 E. Randolph Street, Unit 302  
Chicago, Illinois 60601

RECORDER'S STAMP

The Grantors, **Alvin Alvin** and **Susan Gunardi**, *husband and wife*, of the County of Champaign, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the Grantee, **Folorunso Dada Adeoye**, *a married man*, of 555 W. Kinzie Street, Unit 3810, Chicago, Illinois 60654, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

**SUBJECT TO:** (a) General real estate taxes not due and payable at time of closing; (b) Special taxes and assessments confirmed after contract date; (c) Building, building line and use or occupancy restrictions, easements, agreements, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the premises; (e) Lakeshore East special assessment district taxes for subsequent years; (f) Special Service area taxes and ordinances of record; (g) Limitations and conditions imposed by the Illinois Condominium Property Act, as amended; and (h) Leases, licenses, easements and management agreements affecting the common elements.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-10-318-058-1009

Property Address: 340 E. Randolph Street, Unit 302, Chicago, Illinois 60601

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**WARRANTY DEED  
PAGE 2**

DATED this 15th day of November, 2023

*Alvin Alvin*

ALVIN ALVIN

*Susan Gunardi*

SUSAN GUNARDI

STATE OF Virginia )  
 ) SS  
COUNTY OF Loudoun )

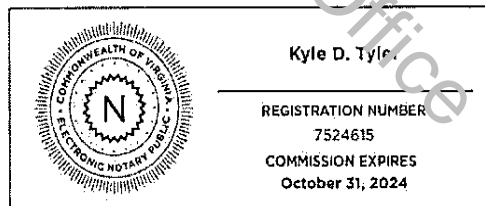
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Alvin Alvin** and **Susan Gunardi** known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that they signed and delivered the said Warranty Deed as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of November, 2023.

*Kyle D. Tyle*

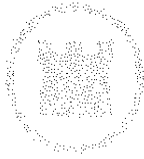
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:  
Dean J. Kleronomos, Esq.  
LORENZINI & ASSOCIATES, LTD.  
2679 U.S. Route 34  
Oswego, Illinois 60543  
Phone: 630-554-1920  
E-mail: [djk@lawoswego.com](mailto:djk@lawoswego.com)  
COMMITMENT #: 23CSA598156YK



Notarized online using audio-video communication

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23CSA598156YK

For APN/Parcel ID(s): 17-10-318-058-1009

PARCEL 1: UNIT 302 IN THE 340 ON THE PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF SP1-12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.