

C10F31  
C + taken NW 662729  
RM

# UNOFFICIAL COPY

## WARRANTY DEED Illinois

Doc#: 2132055129 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2021 03:37 PM Pg: 1 of 3

Dec ID 20211101632350  
ST/CO Stamp 1-653-599-376 ST Tax \$244.00 CO Tax \$122.00  
City Stamp 1-116-728-464 City Tax: \$2,562.00

### Chicago Title

Above Space for Recorder's Use Only

THE GRANTORS, BENJAMIN CHARLES BELLAS and WENDY ZELLMER-BELLAS Husband and Wife, of 2000 S. MICHIGAN AVENUE, UNIT 310, CHICAGO, ILLINOIS 60616, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to *MARISSA LEIGH MILLER*, of 2000 S. Michigan Avenue, Unit 310, Chicago, Illinois 60616, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*\* AN UNMARRIED WOMAN*

SEE EXHIBIT A FOR LEGAL DESCRIPTION

P.I.N.: 17-22-312-027-1029

c/k/a: 2000 S. Michigan Avenue, Unit 310, Chicago, Illinois 60616

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

Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

# UNOFFICIAL COPY

Dated this 25 day of October, 2021

\_\_\_\_\_  
 (SEAL)  
 BENJAMIN CHARLES BELLAS

Wendy Z Bellas  
 (SEAL)  
 WENDY ZELLMER-BELLAS

State of Illinois Florida  
 }  
 County of Cook Michigan SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BENJAMIN CHARLES BELLAS and WENDY ZELLMER-BELLAS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 25 day of October, 2021



**FELIX ALEGRIA**  
 Notary Public  
 State of Florida  
 Comm# HH167935  
 Expires 8/23/2025

*FA*

\_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires: 08/23/2025

This instrument was prepared by:  
 John Mantas, Esq.  
 SKOUBIS MANTAS LLC  
 1300 West Higgins Road  
 Suite 209  
 Park Ridge, Illinois 60068  
 Phone: (847) 696-0900

**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

MARISSA LEIGH MILLER →

2000 S MICHIGAN AVE # →

CHICAGO, IL 60616 →

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 21ST03527PK

For APN/Parcel ID(s): 17-22-312-027-1029

---

PARCEL 1:

UNIT 310 IN THE LOCOMOBILE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-310, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031.

PARCEL 3:

EASEMENTS IN FAVOR OF PARCEL ONE FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0422539030.