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**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2000208109 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 10:23 AM Pg: 1 of 3

Dec ID 20191101652108
ST/CO Stamp 0-217-241-952 ST Tax \$1,850.00 CO Tax \$925.00
City Stamp 1-855-482-208 City Tax: \$19,425.00

MAIL TO:

WARREN PAN AND CARA BURNS PAN
2753 North Hampden Court, Unit 5B
Chicago, IL 60614

NAME & ADDRESS OF TAXPAYER:

WARREN PAN AND CARA BURNS PAN
2753 North Hampden Court, Unit 5B
Chicago, IL 60614

The Grantor, BASRAN PROPERTY MANAGEMENT LLC-SERIES III, A DELAWARE LIMITED LIABILITY COMPANY ("Grantor"), of 5 Wescott Lane, South Barrington, Illinois 60010 pursuant to the authority given by its Manager, for and in consideration of TEN DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to WARREN PAN AND CARA BURNS PAN, as a married couple* of 2 W Delaware Pl., #1808, Chicago, IL 60614, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: AS TENANTS BY THE ENTIRETY

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, as FEE SIMPLE.

2020 GENERAL PROPERTY TAXES AND YEARS SUBSEQUENT
SUBJECT TO: ~~General real estate taxes not due and payable at the time of closing,~~ covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number(s): 14-28-309-004-0000; 14-28-309-005-0000

Commonly Known As: 2753 North Hampden Court, Unit 5B and the exclusive right to use parking spaces P-14 and P-15 and Terrace L.C.E. to Unit 5B, Chicago, IL 60614

Dated this 14th day of November, 2019

By: BASRAN PROPERTY
MANAGEMENT LLC-SERIES III, A
DELAWARE LIMITED LIABILITY
COMPANY



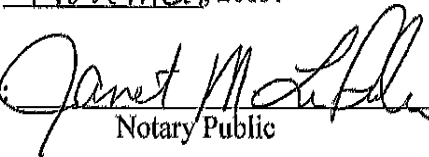
HARPREET BASRAN, Manager

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STATE OF ILLINOIS }
 }
COUNTY OF COOK }

I, the undersigned, Janet M. Lundholm, a Notary Public in and for said County, in the State aforesaid, certify that HARPREET BASRAN, personally known to me to be in his capacity as Manager of , BASRAN PROPERTY MANAGEMENT LLC-SERIES III, A DELAWARE LIMITED LIABILITY COMPANY, the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that HARPREET BASRAN, in his capacity as Manager of the Company, signed and delivered that said instrument pursuant to the authority given by Manager of said Company, as his free voluntary act, and as the free voluntary act and deed of the Company, for use and purposes therein set forth.

Given under my hand and notarial seal, this 14 day of November 2019.



SEAL: 
Notary Public


My Commission expires on 2-26-2022



NAME and ADDRESS OF PREPARER:

Bibek Das, Esq.
Das Law, Ltd.
1016 W. Jackson Blvd.
Suite 509
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		26-Nov-2019
	COUNTY:	925.00
	ILLINOIS:	1,850.00
	TOTAL:	2,775.00
14-28-309-004-0000		20191101652108 0-217-241-952

REAL ESTATE TRANSFER TAX		26-Nov-2019
	CHICAGO:	13,875.00
	CTA:	5,550.00
	TOTAL:	19,425.00 *
14-28-309-004-0000		20191101652108 1-855-482-208

* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

PARCEL 1: UNIT 5B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2753 HAMPDEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1916817122, IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NOS. P-14 AND P-15 AND TERRACE LCE TO UNIT 5B, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property address: 2753 North Hampden Court, Unit 5B, Chicago, IL 60614
Tax Number: 14-28-309-004-0000

Tax Number: 14-28-309-005-0000

Property of Cook County Clerk's Office