

DEED

THE GRANTOR, MART LIMITED PARTNERSHIP II, an Illinois limited partnership created and existing under and by virtue of the laws of the State of Illinois, for the consideration of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of Intervest Real Estate Group, Inc. as General Partner of said partnership, GRANTS, SELLS AND CONVEYS TO PETER ZIENTZ, 9241 Fairway, DesPlaines, Illinois, the following described real estate in County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 9A IN HIGHLAND TOWERS CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25717876 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25717874, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

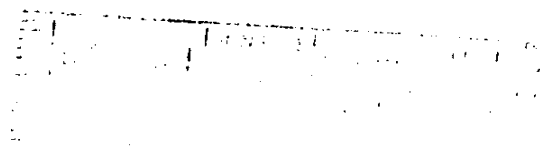
SUBJECT TO: (a) covenants, conditions, and restrictions of record (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; ~~(f) special tax or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for 1991 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium and to existing tenant lease.~~

P.I.N. 09-15-202-047-1076

TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE PURCHASER.

LAND TITLE COMPANY
Nicks 1 of 3 RL
XL-806347-C8

91647747



REAL ESTATE REGISTRATION TAX
51.75

DEPT-01 \$13.50
T47777 TRAN 2101 12/10/91 14:54:00
#8641 G *-91-647747
COOK COUNTY RECORDER

137 Mail

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate general partner seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, attested by its Assistant Secretary to the general partner this 26th day of November, 1991.

MART LIMITED PARTNERSHIP II
an Illinois limited partnership
By: INTERVEST REAL ESTATE GROUP, INC
Its General Partner

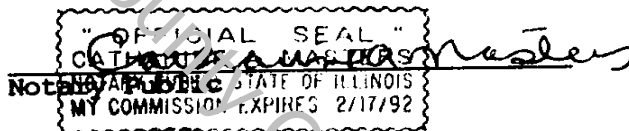
Georgia Pacheco
Its Assistant Vice President

ATTEST:

Sharon Anderson Cox
Its Assistant Secretary

State of Illinois County of Du Page ss. The undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Georgia Pacheco personally known to me to be the Assistant Vice President of the corporation, general partner of the said partnership and Sharon Anderson-Cox, personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such Assistant Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as general partner, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under by hand and official seal, this 26th day of November, 1991.



This instrument was prepared by: Sharon Anderson-Cox, The Inland Group, Inc., 2901 Butterfield, Oak Brook, Illinois 60521

ADDRESS OF PROPERTY:
8809 Golf
UNIT 9A
NILES, ILLINOIS 60016

SEND SUBSEQUENT TAX BILLS TO:

PETE ZIENTZ
8809 GOLF RD. #9A.
NILES, IL 60016

MAIL TO:

Jeffrey L. Picklin
1500 W. Shure Dr.
Warrington Heights, IL
60004



616-477-417