

DEED

THE GRANTOR, MART LIMITED PARTNERSHIP, 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 KEITH W. GROEBE AND BETH S. GROEBE, HIS WIFE AS TENANCY BY THE ENTIRETY, (B) [unclear], Illinois, the following described real estate in County of Cook in the State of Illinois, to wit:

UNIT 210 IN 1625 SHERIDAN HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN D.J.L. WALTHER'S CONSOLIDATION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (RECORDED APRIL 23, 1971 AS DOCUMENT 21458249) BEING ALSO DESCRIBED AS LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND OF THE WEST 40 FEET WEST OF AND ADJOINING THE WEST LINE OF BLOCK 2 THEREOF IN A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1895 AS DOCUMENT 2269816, IN COOK COUNTY, ILLINOIS AND LOT 4 (EXCEPT THE NORTHWESTERLY 45 FEET) IN ANTOINETTE GAGE'S SUBDIVISION OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 IN GAGE'S ADDITION TO VILLAGE OF WILMETTE IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 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 25291029, AND AMENDED BY AMENDMENT RECORDED FEBRUARY 14, 1980 AS DOCUMENT 25362546 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 taxes 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 the second installment of 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. 05-27-201-039-1011

2/10/91  
578  
103 E 207th St - 7X

VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX \$5.00 MAR 5 1991  
VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX \$5.00 MAR 2 1990  
VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX \$5.00 MAR 2 1990  
VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX \$300.00 MAR 2 1990

92215647

2250

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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 4th day of March, 1992.

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

*Julia Pacheco*  
Its Assistant Vice President

ATTEST:

*Sharon Anderson Lee*  
Its Assistant Secretary

State of Illinois County of *Will* ss. The undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that *Julia Pacheco* personally known to me to be the Assistant Vice President of the corporation, general partner of the said partnership and *Sharon Anderson Lee* 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 *4th* day of *March*, 1992.

*D. Lee*  
Notary Public

NOTAR

1992  
3/92

This instrument was prepared by: Kathleen McGuire, 2901 Butterfield, Oak Brook, Illinois 60521

ADDRESS OF PROPERTY:  
1625 SHERIDAN  
UNIT 210  
WILMETTE, ILLINOIS 60091

SEND SUBSEQUENT TAX BILLS TO:

*Keith W. Crockett*  
*133 Bertling Lane*  
*Wilmette, Illinois 60093*

MAIL TO:

*[Faint, illegible text]*



*County Clerk's Office*  
322-45647

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