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This Instrument Prepared by and After Recording Return to:

Todd Evan Stark, Esq.

Mayer, Brown, Rowe & Maw
350 South Grand Avenue
25th Floor
Los Angeles, California 90017



Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 07/10/2003 03:31 PM Pg: 1 of 4

RELEASE AND FULL SATISFACTION OF MORTGAGE

For and in consideration of ten dollars (\$10.00), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY CENTER RETAIL LIMITED PARTNERSHIP 1, a Delaware limited ("Lender"), as successor in interest to CONTINENTAL BANK N.A., a national banking association ("Original Lender") does hereby remise, release, convey and quitclaim all the right, title, interest, claim, or demand whatsoever Lender may have acquired in, through, or by a certain Mortgage, Assignment of Leases and Rents, and Security Agreement dated as of July 27, 1990, and recorded on July 31, 1990, in the Recorder's Office Cook County Illinois, as Document 90-369565, which instrument was (a) amended by that certain Memoraraium of and First Amendment to Mortgage, Assignment of Leases and Rents, and Security Agreement dated as of April 20, 1993, and recorded on April 26, 1993, in the Recorder's Office Cook County, Illinois, as Document 93-305721, and (b) assigned by that certain Assignment of Promissory Note and Mortgage Documents (the "Assignment") from Bank of America Illinois, an Illinois banking corporation (as successor to Original Lender), as assignor, to Lender, as assignee, dated as of June 10, 1997 and recorded on June 18, 1997, in the Recorder's Office Cook County, Illinois, as Document 97-435797 (collectively, the "Mortgage"), to the premises therein described and described in the attached Exhibit A, situated in the County of Cook, State of Illinois (th. "Property"), unto CITY CENTER RETAIL LIMITED PARTNERSHIP 1 (formerly known as City Center Retail Trust/McCaffery Developments, L.P.), a Delaware limited ("Borrow(r") and unto its successors and assigns.

This Release and Full Satisfaction of Mortgage does hereby release, fully satisfy and terminate of all liens, claims and interests Lender possesses under the Mortgage to the extent that such liens encumber the Property and the other property described on the Mortgage and terminate any and all covenants, warranties, indemnities or other obligations of Borrower or any other party under the Mortgage. The Note (as defined in the Mortgage) and any and all other indebtedness secured by the Mortgage is and shall by this Release and Full Satisfaction of Mortgage be deemed to have been paid in full, fully satisfied and cancelled.

[Signatures on next page]

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IN WITNESS WHEREOF, Lender has caused this Release and Full Satisfaction of Mortgage to be executed in its behalf by its duly authorized officers as of June ___, 2003.

CITY CENTER RETAIL LIMITED PARTNERSHIP 1, LENDER:

a Delaware limited partnership

CITY CENTER RETAIL TRUST, By:

a Maryland real estate trust,

as general partner

Property of Cook County Clark's Office

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STATE OF CONNECTICUT)	
) SS.	STAMFURD
COUNTY OF	FAIRFIELD)	

I, MARIA SWINEZ-PORTA Notary Public in and for said County, in the State aforesaid, do hereby certify Joseph A. Manasseri, personally known to me to be the President of CITY CENTER RETAIL TRUST, a Maryland real estate trust, general partner of CITY CENTER RETAIL LIMITED PARTNERSHIP, a Delaware limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as President, he signed and delivered the said instrument or cehalf of said corporation, pursuant to authority given by the Board of Directors of said corporation in its capacity as general partner of said partnership as his free and voluntary act, and as the ree and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

and no.

Of Cook County Clarks Office Given under my hard and notarial seal this 27th day of Twe

My Commission Expires:

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EXHIBIT A

Legal Description of the Property

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 3.14 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 7 DEGREES EAST 33.10 CHAINS TO THE SOUTH BOUNDARY OF A CONVERSE LANDS; THENCE NORTH 84 DEGREES WEST 24.20 CHAINS TO THE WEST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID, 30.80 CHAINS TO THE CENTER OF HIGGINS ROAD; THENCE SOUTH 77 DEGREES 10 MINUTES EAST 20.55 CHAINS TO THE PLACE OF BEGINNING,

(EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAYS AND

EXCEPT THAT PORTION CONVEYED TO FOREST PRESERVE DISTRICT OF COOK COUNTY, ILLINOIS BY DOCUMENT NUMBER 17128832 RECORDED FEBRUARY 7, 1958 AND DOCUMENT NUMBER 17227068, RECORDED JUNE 6, 1958 AND

EXCEPTING THAT PART LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHEPLY LINE OF HIGGINS ROAD (ROUTE 72) DISTANT 550.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, EXTENDED TO INTERSECT THE NORTH LINE OF THE SOUTHEAST 1/4 OF SALD SECTION 13 AT A POINT 265.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION),

IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number:

07-13-401-005-000

07-13-401-006-000 07-13-401-009-000

07-13-401-010-000

Street Address:

601 North Martingale Road

Village of Schaumburg, Illinois

8832735.1 041102 1328C 42009500