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RELEASE OF MORTGAGE



Doc#: 0410333158
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 04/12/2004 10:56 AM Pg: 1 of 6

KNOW ALL MEN BY THESE PRESENTS, that AMERICAN CAPITAL FINANCIAL SERVICES, INC. , a Delaware corporation for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto FLEXI-MAT CORPORATION, an Illinois corporation, ("Mortgagor") and its successors and assigns, all rights, title, interest, claims and demands of every nature whatsoever which it has or may have acquired in, through or by that certain Mortgage dated October 31, 2003 and recorded December 1, 2003 as document no. 033533124 in the office of the Recorder of Deeds of Cook County, Illinois, in, on or to the premises therein described and described in Exhibit A hereto together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, these Presents have been signed on behalf of American Capital Financial Services, Inc., on this 30th day of March, 2004.

American Capital Financial Services, Inc., a Delaware corporation

By: [Signature]
Name: Cydonii V. Fairfax
Title: Vice President

Instrument prepared by: Jeffrey D. Friedman, Seyfarth Shaw LLP, 55 East Monroe Street, Suite 4200, Chicago, Illinois 60603

After recording, return to: [Arrow]

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Box 400-CTCC

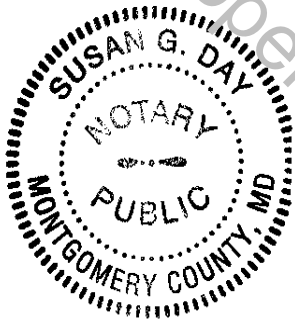
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STATE OF MARYLAND)
) SS.
 COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cydonii V. Fairfax, Vice President of American Capital Financial Services, Inc., a Delaware corporation, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 30th day of March, 2004.



Susan G. Day

 Susan G. Day
 NOTARY PUBLIC in and for the
 State of Maryland

Commission Expires: 11-14-2007

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

MAIN PARCEL:

A PARCEL OF LAND CONSISTING OF A PART OF THE EAST 25 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF EACH OF LOTS 2, 3 AND 4 IN STOCK YARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION, OF THE NORTH LINE OF THE SOUTH 3641 FEET, WITH THE WEST LINE OF THE EAST 2342.35 FEET OF SAID EAST 1/2 OF SECTION 5 AND RUNNING THENCE NORTH ALONG SAID WEST LINE OF THE EAST 2342.35 FEET A DISTANCE OF 485.50 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTH LINE OF THE NORTH 1192 FEET OF SAID EAST 1/2 OF SECTION 5; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 1192 FEET A DISTANCE OF 186.43 FEET TO A POINT OF CURVE; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 397.91 FEET AND BEING TANGENT TO THE LAST DESCRIBED LINE (THE NORTHWESTERLY TERMINUS OF SAID ARC BEING A POINT WHICH IS LOCATED ON THE NORTHEASTERLY LINE OF THE PROPERTY CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON AUGUST 26, 1958 AS DOCUMENT NUMBER 17299982, AND WHICH IS 2738.71 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5 AND 260.05 FEET SOUTH FROM A WESTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 672 FEET OF SAID EAST 1/2 OF SECTION 5) A DISTANCE OF 163.24 FEET TO A POINT WHICH IS 1159.03 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST 1/4 AND 2687.42 FEET WEST FROM THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 5 (SAID LAST DESCRIBED POINT BEING THE POINT OF INTERSECTION OF THE LAST DESCRIBED ARC WITH THE ARC OF ANOTHER CIRCLE, WHICH IS CONVEX TO THE WEST AND HAS A RADIUS OF 624 FEET, AND WHICH EXTENDS SOUTHWARDLY FROM A POINT WHICH IS 1126.28 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST 1/4 AND 2685.69 FEET WEST FROM THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 5, TO A POINT WHICH IS 1352.28 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST 1/4 AND 2662.13 FEET WEST FROM THE EAST LINE OF THE EAST 1/2 OF SECTION 5); THENCE SOUTHWARDLY ALONG THE ARC OF SAID LAST DESCRIBED CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 624 FEET, A DISTANCE OF 94.62 FEET TO A POINT WHICH IS 1243.51 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST 1/4 AND 2683.96 FEET WEST FROM THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 5, (SAID LAST DESCRIBED POINT BEING THE POINT OF INTERSECTION OF SAID LAST DESCRIBED ARC WITH THE ARC OF ANOTHER CIRCLE WHICH IS CONVEX TO THE NORTHEAST AND HAS A RADIUS OF 1119.33 FEET, AND WHICH EXTENDS SOUTHEASTWARDLY FROM A POINT WHICH IS

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1237.03 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST 1/4 AND 2687.62 FEET WEST FROM THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 5, TO A POINT WHICH IS 1357.72 FEET SOUTH FROM THE NORTH LINE AND 2628.33 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5); THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID LAST DESCRIBED CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1119.33 FEET, DEED IN TRUST OF 127.22 FEET TO SAID POINT WHICH IS 1357.72 FEET SOUTH FROM THE NORTH LINE AND 2628.33 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE CONTINUING SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 23.92 FEET TO A POINT WHICH IS 1379.77 FEET SOUTH FROM THE NORTH LINE AND 2619.10 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE CONTINUING SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 829.02 FEET A DISTANCE OF 101.34 FEET TO A POINT WHICH IS 1475.37 FEET SOUTH FROM THE NORTH LINE AND 2585.81 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 1442.69 FEET, A DISTANCE OF 183.71 FEET TO A POINT WHICH IS 1654.56 FEET SOUTH FROM THE NORTH LINE AND 2547.52 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5; THENCE CONTINUING SOUTHWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE EAST AND HAVING A RADIUS OF 329.02 FEET (THE SOUTHERLY TERMINUS OF WHICH ARC IS A POINT ON THE NORTH LINE OF THE SOUTH 3590.50 FEET OF SAID EAST 1/2 OF SECTION 5 WHICH IS 2540.04 FEET WEST FROM THE EAST LINE OF SAID EAST 1/2 OF SECTION 5), A DISTANCE OF 22.62 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH THE AFORESAID NORTH LINE OF THE SOUTH 3641 FEET OF SAID EAST 1/2 OF SECTION 5 AND THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 3641 FEET OF THE EAST 1/2 OF SECTION 5, A DISTANCE OF 202.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FORMER CONRAIL (RAIL-SPUR) PARCEL:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF LOT 3 IN STOCK YARDS SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF BLOCK 2 IN PACKER'S ADDITION TO CHICAGO, (BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN), WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF THE SOUTH 3540 FEET OF SAID EAST HALF OF SECTION 5, AT A POINT WHICH IS 70.30 FEET EAST FROM THE WEST LINE OF SAID EAST HALF OF SECTION 5; (SAID WEST LINE BEING ALSO THE WEST LINE OF LOT 3 IN SAID STOCK YARDS SUBDIVISION) AND RUNNING THENCE NORTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST AND

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HAVING A RADIUS OF 1072 FEET, (THE NORTHERLY TERMINUS OF WHICH IS A POINT 1496.56 FEET SOUTH FROM THE NORTH LINE AND 2619.53 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5), A DISTANCE OF 101.29 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 3641 FEET OF SAID EAST HALF OF SECTION 5, SAID NORTH LINE BEING THE NORTH LINE OF W. EXCHANGE AVENUE, AS DEDICATED BY PLAT OF "DONOVAN INDUSTRIAL PARK" RECORDED JULY 1, 1976 AS DOCUMENT NO. 23542553, AND SAID INTERSECTION BEING THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED;

THENCE CONTINUING NORTHWARDLY ALONG SAID LAST DESCRIBED ARC OF A CIRCLE, BEING THE EASTERLY LINE OF S. RACINE AVENUE, AS OPENED PURSUANT TO ORDINANCE PASSED MARCH 26, 1968, A DISTANCE OF 184.66 FEET, TO THE AFORESAID POINT WHICH IS 1496.56 FEET SOUTH FROM THE NORTH LINE AND 2619.53 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5;

THENCE CONTINUING NORTHWESTWARDLY ALONG SAID EASTERLY LINE OF S. RACINE AVENUE, BEING HERE A STRAIGHT LINE, A DISTANCE OF 150.53 FEET, TO A POINT WHICH IS 1352.28 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST QUARTER AND 2662.13 FEET WEST FROM THE EAST LINE OF THE EAST HALF, OF SAID SECTION 5;

THENCE NORTHWARDLY ALONG SAID EASTERLY LINE OF S. RACINE AVENUE, BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 624.00 FEET, (THE NORTHERLY TERMINUS OF WHICH IS A POINT WHICH IS 1126.28 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST QUARTER, AND 2685.69 FEET WEST FROM THE EAST LINE OF THE EAST HALF, OF SAID SECTION 5) A DISTANCE OF 111.14 FEET, TO THE POINT OF INTERSECTION OF SAID ARC WITH THE ARC OF ANOTHER CIRCLE, WHICH IS CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 1119.33 FEET AND WHICH EXTENDS SOUTHEASTWARDLY FROM A POINT WHICH IS 1237.03 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST QUARTER, AND 2687.62 FEET WEST FROM THE EAST LINE OF THE EAST HALF, OF SAID SECTION 5, TO A POINT WHICH IS 1357.72 FEET SOUTH FROM THE NORTH LINE AND 2628.33 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5; (SAID POINT OF INTERSECTION BEING 1243.51 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST QUARTER, AND 2683.96 FEET WEST FROM THE EAST LINE OF THE EAST HALF, OF SAID SECTION 5);

THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID LAST DESCRIBED CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1119.33 FEET, A DISTANCE OF 127.22 FEET TO SAID POINT WHICH IS 1357.72 FEET SOUTH FROM THE NORTH LINE AND 2628.33 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5;

THENCE CONTINUING SOUTHEASTWARDLY, ALONG A STRAIGHT LINE A DISTANCE OF 23.92 FEET TO A POINT WHICH IS 1379.77 FEET SOUTH FROM THE NORTH LINE AND 2619.10 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5;

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THENCE CONTINUING SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 829.02 FEET, A DISTANCE OF 101.34 FEET TO A POINT WHICH IS 1475.37 FEET SOUTH FROM THE NORTH LINE AND 2585.81 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5;

THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 1442.69 FEET, A DISTANCE OF 183.71 FEET TO A POINT WHICH IS 1654.86 FEET SOUTH FROM THE NORTH LINE AND 2547.52 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5;

THENCE CONTINUING SOUTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 829.02 FEET, (THE SOUTHERLY TERMINUS OF WHICH ARC IS A POINT ON THE NORTH LINE OF THE SOUTH 3590.50 FEET OF SAID EAST HALF OF SECTION 5, WHICH IS 2540.04 FEET WEST FROM THE EAST LINE OF SAID EAST HALF OF SECTION 5), A DISTANCE OF 22.62 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH THE AFORESAID NORTH LINE OF W. EXCHANGE AVENUE, AND

THENCE WEST ALONG SAID NORTH LINE OF W. EXCHANGE AVENUE, BEING THE NORTH LINE OF THE SOUTH 3641 FEET OF THE EAST HALF OF SECTION 5, A DISTANCE OF 38.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address:

1140 West Exchange Avenue
Chicago, IL 60609

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