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Cook County Recorder of Deeds
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This document was prepared by
and when recorded return to:

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Chicago, IL 60602

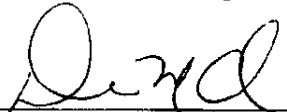
TERMINATION AND RELEASE OF REDEVELOPMENT AGREEMENT

THE CITY OF CHICAGO, an Illinois municipal corporation (the "City"), acting by and through its Department of Planning and Development, 121 North LaSalle Street, Chicago, Illinois 60602 ("DPD"), formerly known as the Department of Economic Development ("DED"), under that certain Redevelopment Agreement, dated on or about October 6, 1983 (the "Agreement") between the City, Rapid Mounting and Finishing Company (the "Company"), an Illinois corporation, and LaSalle National Bank ("LaSalle"), not personally but as Trustee of that certain Land Trust No. 105290, dated September 1, 1982, under which Sharon A. Abramson and Earl B. Abramson are sole beneficiaries, made available \$665,000 in development assistance to the Company to undertake the redevelopment project described in the Agreement, for good and valuable consideration, the receipt of which is hereby acknowledged in the amount of \$665,000, the City does hereby: a) terminate the Agreement; and (b) by these presents hereby releases and discharges the Company from any and all obligations, covenants or conditions created by and existing under the Agreement.

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IN WITNESS WHEREOF, the City has executed this Termination and Release of Redevelopment Agreement by its duly authorized representative this 19 day of May, 2004.

CITY OF CHICAGO, acting by and through its
Department of Planning and Development

By: 

Denise M. Casalino, P.E., Commissioner of the
Department of Planning and Development

Property of Cook County Clerk's Office

STATE OF ILLINOIS)

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COUNTY OF COOK)
) SS.

I, DIONISIA LEAL, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Denise M. Casalino, P. E., Commissioner of Department of Planning and Development of the City of Chicago (the "City"), 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 the he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said City for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day MAY, 2004.

Dionisia Leal
Notary Public

My commission expires 03.01.05

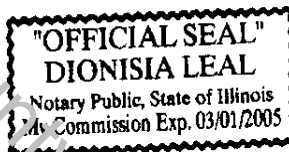


EXHIBIT A

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EXHIBIT A

PARCEL 1:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTH WEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1897 IN BOOK 67 OF PLATS, PAGE 44, AS DOCUMENT NUMBER 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 47TH STREET (A PUBLIC STREET) AND THE EAST LINE OF SOUTH KOLIN AVENUE (A PRIVATE STREET) THENCE NORTH ALONG SAID EAST LINE OF SOUTH KOLIN AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET) THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET, A DISTANCE OF 273 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SOUTH KILDARE BOULEVARD (A PRIVATE STREET) THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KILDARE BOULEVARD TO ITS INTERSECTION WITH AFORESAID NORTH LINE OF WEST 47TH STREET, THENCE WEST ALONG SAID NORTH LINE OF WEST 47TH STREET TO A POINT OF BEGINNING, SOUTH KOLIN AVENUE (A PRIVATE STREET) IS DEFINED AS A STRIP OF LAND LYING IN LOT "B" OF THE SUBDIVISION RECORDED IN BOOK 67 OF PLATS PAGE 44, AS DOCUMENT NUMBER 2530529 WHICH IS 66 FEET IN WIDTH EXTENDING FROM THE NORTH LINE OF WEST 47TH STREET (A PUBLIC STREET) TO THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET); THE WEST LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 236.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 3, THE EAST LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 66 FEET EAST OF THE WEST LINE OF SAID STRIP, SOUTH KILDARE BOULEVARD (A PRIVATE STREET) IS DEFINED AS A STRIP OF LAND LYING IN LOT "A" OF THE SUBDIVISION RECORDED IN BOOK 59 IN PLATS, PAGE 32, AS DOCUMENT NUMBER 1924971 AND IN LOT "B" OF THE SUBDIVISION RECORDED IN BOOK 67 OF PLATS, PAGE 44 AS DOCUMENT NUMBER 2530529 WHICH IS 80 FEET IN WIDTH, BEING 33 FEET ON THE EAST SIDE AND 47 FEET ON THE WEST SIDE OF A LINE WHICH COMMENCES AT A POINT IN THE NORTH LINE OF WEST 47TH STREET AT 622.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND EXTENDING THENCE NORTHWEST ON A LINE PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 3, TO A LINE PARALLEL TO AND 1036 FEET NORTH OF THE NORTH LINE EXTENDED WESTERLY OF RE-ESTABLISHED DISTRICT BOULEVARD (A PRIVATE STREET); THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET) IS HEREIN DEFINED AS A STRAIGHT LINE DRAWN PARALLEL TO AND 1366.32 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3, THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2648.14 FEET WEST FROM THE NORTH EAST CORNER OF SAID SECTION 3, AND MEASURED 2642.84 FEET EAST FROM THE NORTH WEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.37 FEET WEST FROM THE SOUTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTH WEST CORNER OF SAID SECTION 3, THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3 MEASURED 2597.19 FEET SOUTH FROM THE NORTH EAST CORNER OF SAID

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EXHIBIT A (cont'd).

SECTION 3, AND MEASURED 2669.84 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTH WEST CORNER OF SAID SECTION 3, AND MEASURED 2661.19 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION 3, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTH WEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 67 OF PLATS, PAGE 44, APRIL 29, 1897 AS DOCUMENT NUMBER 2530529 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 2203.80 FEET SOUTH FROM THE EAST AND WEST CENTER LINE (HEREINAFTER DEFINED) OF SAID SECTION 3 WITH THE EAST LINE OF SAID LOT "B" AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "B" A DISTANCE OF 430.67 FEET TO ITS INTERSECTION WITH A LINE 33 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3, THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 194.11 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SOUTH TRIPP AVENUE (A PRIVATE STREET) SAID EAST STREET LINE BEING 1008.93 FEET EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE (HEREINAFTER DEFINED) OF SAID SECTION 3, THENCE NORTH ALONG SAID EAST LINE OF SOUTH TRIPP AVENUE A DISTANCE OF 430.35 FEET TO ITS INTERSECTION WITH SAID LINE WHICH 2203.80 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3 AND THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 193.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; THE FOREGOING DESCRIPTIONS ARE BASED UPON THE FOLLOWING DEFINITIONS: THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTH WEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, MEASURED 2669.97 FEET WEST FROM THE SOUTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTH WEST CORNER OF SAID SECTION 3, IN COOK COUNTY, ILLINOIS; THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3 MEASURED 2597.19 FEET SOUTH FROM THE NORTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3, MEASURED 2598.77 FEET SOUTH FROM THE NORTH WEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT DATED NOVEMBER

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EXHIBIT A (cont'd)

3, 1965 AND RECORDED NOVEMBER 10, 1965 AS DOCUMENT 19645264 FROM CRAWFORD REAL ESTATE DEVELOPMENT COMPANY TO NATIONAL VIDEO CORPORATION FOR THE CONSTRUCTION, RE-RECONSTRUCTION, AND OPERATION OF THE OVERHEAD CONVEYOR OR GALLERY LOCATED ON PARCEL 1 OVER, UPON, ALONG AND ACROSS: THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTH WEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, IN BOOK 67 OF PLATS, PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2590529, BOUNDED AND DESCRIBED AS FOLLOWS: ONE NORTH 33 FEET OF THE SOUTH 371.55 FEET OF THE EAST 66 FEET OF THE WEST 302.93 FEET OF THE SOUTH EAST 1/4 OF SAID SECTION 3, THE ABOVE DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS: THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS HEREIN DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTH WEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.37 FEET WEST FROM THE SOUTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTH WEST CORNER OF SAID SECTION 3; THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS HEREIN DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3 MEASURED 2597.19 FEET SOUTH FROM THE NORTH EAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID SECTION 3, TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTH WEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 4300 West 47th Street, Chicago, Illinois

P.I.N.

19-03-400-104

19-03-400-079

19-03-400-111