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RELEASE DEED (ILLINOIS)

**FOR THE PROTECTION OF
THE OWNER, THIS RELEASE
SHALL BE FILED WITH THE
RECORDER OF DEEDS OR
THE REGISTRAR OF TITLES
IN WHOSE OFFICE THE
MORTGAGE OR DEED WAS
FILED.**



Doc#: 0418434092
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/02/2004 12:16 PM Pg: 1 of 5

RECORDER'S STAMP

KNOW ALL MEN BY THESE PRESENTS that HSBC BANK USA, a New York chartered bank, whose address is 140 Broadway, New York, New York, 10005-1196, in its capacity as Administrative Agent ("Grantor") and in consideration of Ten and 00/100 DOLLARS (\$10.00), and for other good and valuable considerations in hand paid, does hereby remise, convey, release, quit-claim and terminate to and for the benefit of PENINSULA CHICAGO LLC, a Delaware limited liability company, located at 108 East Superior Street, Chicago, Illinois 60611 ("Grantee"), and its grantees, successors in interest and assigns, all the right, title, interest, claim or demand whatsoever Grantor may have acquired in, through or by those certain mortgage and assignment of rents and leases described as follows:

- A. Mortgage, Leasehold Mortgage, Assignment of Rents and Leases, Fixture Filing Statement and Security Agreement, dated June 30, 1999 and recorded with the Recorder of Deeds of Cook County, Illinois on July 1, 1999 as Document No. 99632469; and
- B. Assignment of Rents and Leases, dated June 30, 1999 and recorded with the Recorder of Deeds of Cook County, Illinois on July 1, 1999 as Document No. 99632470.

to the property described on **Exhibit A** attached hereto and made a part hereof, together with all the appurtenances and privileges thereunto belonging and appertaining.

Box 378 Jvilim

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IN WITNESS WHEREOF, the Grantor has caused its seal to be official and these presents to be signed as of June 11th, 2004.

HSBC BANK USA, a New York chartered bank
as Administrative Agent

By: [Signature]
Its: VICE PRESIDENT

New York
State of ~~Illinois~~)
New York) SS:
County of ~~Cook~~)

I, DOUGLAS L. WISNER, a Notary Public in and for the County and State aforesaid, do hereby certify that Andrew Daly, VICE PRESIDENT of HSBC BANK USA, a New York chartered bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such VICE PRESIDENT, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the use and purposes therein set forth.

GIVEN under my hand and notarial seal this 11th day of June, 2004.

[Signature]
Notary Public

DOUGLAS L. WISNER
Notary Public, State of New York
No. 4755078
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires _____

My Commission Expires
July 31, 2005

Name & Address of Preparer

Raymond J. Werner, Esq.
Arnstein & Lehr LLP
120 South Riverside Plaza
Suite 1200
Chicago, IL 60606

Return Recorded Release Deed To:

Raymond J. Werner, Esq.
Arnstein & Lehr LLP
120 South Riverside Plaza
Suite 1200
Chicago, IL 60606

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EXHIBIT A

Legal Description

PARCEL 1

LOTS 4A, 4C, 4D, 4H, AND 6 IN 730 N. MICHIGAN AVENUE SUBDIVISION BEING A SUBDIVISION IN THE NORTH FRACTIONAL ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK, COUNTY, ILLINOIS RECORDED JUNE 30, 1999 AS DOCUMENT NO. 99-631468.

PARCEL 2A

LEASEHOLD ESTATE AS CREATED BY A CERTAIN LEASE MADE AS OF JUNE 11, 1999 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 20, 1994 AND KNOWN AS TRUST NO. 118199-01 AND PENINSULA CHICAGO LLC AS DISCLOSED BY A MEMORANDUM THEREOF DATED JUNE 11, 1999 AND RECORDED JULY 1, 1999 AS DOCUMENT NUMBER 99-632460 WHICH SUBLEASES A PART OF THE PREMISES DEMISED BY ROBERT L. STERN TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER A TRUST AGREEMENT DATED APRIL 20, 1994 AND KNOWN AS TRUST NUMBER 118199-01 UNDER THAT CERTAIN AGREEMENT TO LEASE DATED MAY 10, 1994 AS DISCLOSED BY A MEMORANDUM OF LEASE DATED MAY 31, 1994 RECORDED JUNE 6, 1994 AS DOCUMENT NUMBER 94501549 WHICH DEMISES THE LEASEHOLD ESTATE IN THE FOLLOWING PARCELS:

LOTS 4F, 4K, 8, AND 8A IN 730 N. MICHIGAN SUBDIVISION BEING A SUBDIVISION IN THE NORTH FRACTIONAL ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED 6/30/99 AS DOCUMENT NUMBER 99-631468.

PARCEL 2B

LEASEHOLD ESTATE AS CREATED BY A CERTAIN LEASE MADE AS OF JUNE 11, 1999 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 20, 1994 AND KNOWN AS TRUST NUMBER 118199-01 AND PENINSULA CHICAGO LLC AS DISCLOSED BY A MEMORANDUM THEREOF DATED JUNE 11, 1999 AND RECORDED JULY 1, 1999 AS DOCUMENT NO. 99-632463 WHICH SUBLEASES A PART OF THE PREMISES DEMISED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AS OF DECEMBER 19, 1979 AND KNOWN AS TRUST NUMBER 48662-08 TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT

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DATED APRIL 20, 1994 AND KNOWN AS TRUST NUMBER 118199-01 UNDER THAT CERTAIN AGREEMENT TO LEASE DATED AS OF JANUARY 1, 1996 AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 24, 1996 AS DOCUMENT NUMBER 96065184 WHICH DEMISES THE LEASEHOLD ESTATE IN THE FOLLOWING PARCELS:

LOT 7 IN 730 N. MICHIGAN SUBDIVISION BEING A SUBDIVISION IN THE NORTH FRACTIONAL $\frac{1}{2}$ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED 6/30/99 AS DOCUMENT NUMBER 99-631468.

PIN: 17-10-102-003
17-10-102-004
17-10-102-005
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17-10-102-007
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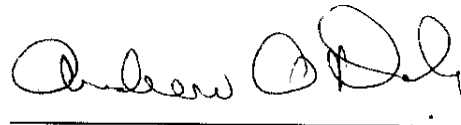
COMMON ADDRESS: 730 North Michigan Avenue
Chicago, Illinois 60611

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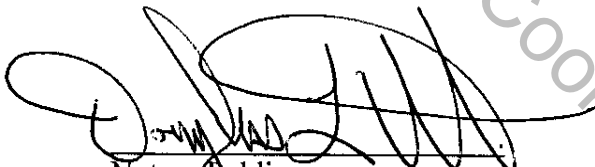
STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

I, Andrew Daly, being duly sworn, depose and say I am currently a Vice President of HSBC Bank USA, a New York chartered bank, whose name is subscribed to the foregoing instrument.



Andrew Daly

Sworn to before me this
11st Day of June, 2004



Notary Public

DOUGLAS L. WISNER
Notary Public, State of New York
No. 476676
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires _____

July 31, 2005

Property of Cook County Clerk's Office