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Prepared by and
after recordation return to:

Judy Turchin, Esq.
Wachtell, Lipton, Rosen & Katz
51 West 52nd Street
New York, New York 10019

Doc#: 0528616045 Fee: \$30.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/13/2005 09:08 AM Pg: 1 of 4

WHEN RECORDED RETURN TO:
LANDAMERICA
NCS Division
1050 Wilshire Dr., Ste. 310
Troy, MI 48064
Case No. 097161

Cook County, Illinois
Store #87

**RELEASE OF MORTGAGE, OPEN-END MORTGAGE, DEED OF TRUST,
ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FINANCING STATEMENT**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Raymond Edwards, in his capacity as an authorized signatory of KIMCO CAPITAL CORP. ("Mortgagee"), hereby acknowledges the payment in full of the indebtedness secured by that certain Mortgage, Open-End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement as more fully described on Schedule A annexed hereto and made a part hereof (the "Mortgage"), executed by FRANK'S NURSERY & CRAFTS, INC. ("Mortgagor"), in favor of Mortgagee, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby fully releases from the lien, operation and effect of the Mortgage any and all interest of Mortgagee in and to the real property secured by the Mortgage, which property is more fully described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be duly executed the 17th day of July, 2005.

as of

KIMCO CAPITAL CORP.,
a Delaware corporation

By: Raymond Edwards
Name: Raymond Edwards
Title: Vice President

Handwritten initials/signature

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

On this 24th day of July, 2005, before me, the undersigned, personally appeared Raymond Edwards, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Josephine Engle

Notary Public

(SEAL)

JOSEPHINE ENGLE
 Notary Public, State of New York
 No. 01EN6098873
 Qualified in Nassau County
 My Commission Expires 9/22/ 2007

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SCHEDULE A

Mortgage, Open-End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement from Frank's Nursery & Crafts, Inc., a Delaware corporation, Mortgagor, to Kimco Capital Corp., a Delaware corporation, Mortgagee, dated as of May 20, 2002 and recorded May 31, 2002 as Document Number 0020613484;

First Amendment to Mortgage, Open End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of January 23, 2003 and recorded February 19, 2003 as Document Number 0030229025;

Second Amendment to Mortgage, Open End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of October 30, 2003 and recorded January 22, 2004 as 0402217176;

Third Amendment to Mortgage, Open End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of January 21, 2004 and recorded February 19, 2004 as 0405013103;

Fourth Amendment to Mortgage, Open End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of June 30, 2004 and recorded August 5, 2004 as 0421812119.

As the same may have heretofore been amended, modified or supplemented.

Prothonotary
County Clerk's Office

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EXHIBIT A

Legal Description

Lot 19 in Tuinstra's Garden Subdivision of the east 1/2 of the southwest 1/4 of the southeast 1/4 of the southwest 1/4 of section 2, township 37 north, range 13 east of the third principal meridian, in Cook County, Illinois.

24-02-330-09

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