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PARTIAL RELEASE

This instrument was prepared by
And upon recording, return to:

Charity & Associates, P.C.
20 North Clark Street
Suite 1150
Chicago, IL 60602



Doc#: 0613626061 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/16/2006 01:58 PM Pg: 1 of 6

Above Space For Recorder's Use Only

FOR THE PROTECTION OF THE OWNER, THIS PARTIAL RELEASE SHALL BE FILED WITH THE COUNTY RECORDER IN WHOSE OFFICE THE BELOW DESCRIBED MORTGAGE WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned BANK OF AMERICA, N.A., a national banking association, with a mailing address of Mail Code: MO1-076-03-06, 7800 Forsyth, Suite 350, Clayton, Missouri 63105, Attention: Loan Administration Manager, for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, convey and quit-claim unto ROOSEVELT SQUARE I LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantee"), whose mailing address is c/o LR Development Company LLC, 350 W. Hubbard, Suite 301, Chicago, Illinois 60610, all the right, title, interest, claim or demand whatsoever that the undersigned may have acquired in, through or by a certain Construction Phase Leasehold Mortgage, with Assignment of Pents, Security Agreement and Fixture Filing, dated as of September 1, 2004, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 10, 2004 as Document No. 0425441038 in and to the leasehold estates in the premises (the "Leased Premises") described in Exhibit A attached hereto, situated in the City of Chicago, County of Cook, State of Illinois created pursuant to the following Retail Ground Leases, together with the improvements constructed and located in the Leased Premises:

Those certain Ground Leases dated as of September 1, 2004, each between Chicago Housing Authority, as landlord, and Grantee, as tenant (the "Retail Ground Leases"), which Retail Ground Leases were recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 10, 2004, as Instrument Nos. 0425441023, 0425441024, 0425441025, 0425441026 and 0425441027, respectively, including, without limitation (i) all options to extend or renew the Retail Ground Leases (and the leasehold estate for the term of such extension or renewal), (ii) all options and rights of first refusal contained in the Retail Ground Leases to purchase the real property or any portion thereof which is subject to the Retail Ground Leases and (iii) all of Grantee's rights, titles and interests under and in connection with the Retail Ground Leases.

Near North National Title
222 N. LaSalle
Chicago, IL 60601



8/10/06 Clerk NNN 4025

Property of Cook County Recorder of Deeds

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WITNESS the undersigned this 2 day of ~~March~~^{May}, 2006.

BANK OF AMERICA, N.A.

By: Kristine C. Juera

Name: Kristine C. Juera

Its: Senior Vice President

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STATE OF Illinois)

) S.

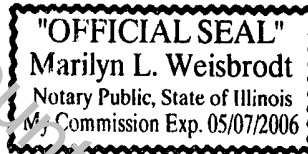
COUNTY OF Cook)

I, Marilyn L. Weisbrodt a notary public in and for the said County, in the State
aforesaid, DO HEREBY CERTIFY that Christine L. Gorman

personally known to me to be the 514 of Bank of America, N.A, a national banking
association, and the same person whose name is subscribed to the foregoing instrument, appeared before
me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as
his/her free and voluntary act on behalf of said bank for the uses and purposes therein set forth.

GIVEN under my hand and official seals this 2nd day of March, 2006.

Marilyn L. Weisbrodt
Print: MARILYN L. WEISBRODT
NOTARY PUBLIC



Commission expires: 5/7/06

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

1210-1212 Taylor

All that portion of the following described premises lying above Elevation 14.65 and beneath Elevation 25.28 City of Chicago Datum:

Part of Lot 14 as designated upon Plat 1 Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalaster's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago, lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows, to wit: Commencing at the Southwest corner of said Lot 14, Thence South 89°58'19" East along the South line of said Lot, a distance of 4.26 feet; Thence North 00°01'41" East, a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence South 89°58'19" East, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence South 89°58'19" East, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence North 89°58'19" West, a distance of 7.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence North 89°58'19" West, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence North 89°58'19" West, a distance of 12.95 feet; to the Point of Beginning, in the County of Cook, State of Illinois.

PIN: 17-17-323-001, 17-17-323-015

1214-1216 Taylor

All that portion of the following described premises lying above Elevation 14.65 and beneath Elevation 25.28 City of Chicago Datum:

Part of Lot 13 as designated upon Plat 1 Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalaster's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago, lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows, to wit: Commencing at the Southeast corner of said Lot 13; Thence North 89°58'19" West along the South line of said Lot, a distance of 4.01 feet; Thence North 00°01'41" East a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence North 89°58'19" West, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence North 89°58'19" West, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence South 89°58'19" East a distance of 7.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence South 89°58'19" East, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence South 89°58'19" East, a distance of 12.95 feet; to the Point of Beginning, in the County of Cook, State of Illinois.

PIN: 17-17-323-001, 17-17-323-014

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1218-1220 Taylor

All that portion of the following described premises lying above Elevation 14.55 and beneath Elevation 25.18 City of Chicago Datum:

Part of Lot 12 as designated upon Plat 1 Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalaster's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago, lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows, to wit: Commencing at the Southwest corner of said Lot 12; Thence South 89°58'19" East along the South line of said Lot, a distance of 4.26 feet; Thence North 00°01'41" East, a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence South 89°58'19" East, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence South 89°58'19" East, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence North 89°58'19" West, a distance of 7.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence North 89°58'19" West, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence North 89°58'19" West, a distance of 12.95 feet; to the Point of Beginning, the County of Cook, State of Illinois.

PIN: 17-17-323-001, 17-17-323-013

1224-1226 Taylor

All that portion of the following described premises lying above Elevation 14.40 and beneath Elevation 25.03 City of Chicago Datum:

Part of Lot 10 as designated upon Plat 1 Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalaster's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago, lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows, to wit: Commencing at the Southwest corner of said Lot 10; Thence South 89°58'19" East along the South line of said Lot, a distance of 4.26 feet; Thence North 00°01'41" East, a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence South 89°58'19" East, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence South 89°58'19" East, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence North 89°58'19" West, a distance of 7.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence North 89°58'19" West, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence North 89°58'19" West, a distance of 12.95 feet; to the Point of Beginning, in the County of Cook, State of Illinois.

PIN: 17-17-323-001, 17-17-323-011

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1200-1208 Taylor

All that portion of the following described premises lying above Elevation 14.50 and beneath Elevation 26.83 City of Chicago Datum:

Part of Lot 15 as designated upon Plat 1 Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalaster's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago, lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows, to wit: Commencing at the Southeast corner of said Lot 15; thence North 89°58'27" West along the South line of said Lot, a distance of 10.63 to a Point; thence North 45°00'08" West, a distance of 3.67 to the Point of Beginning of this description; thence North 44°59'52" East, a distance of 5.10 to a Point; thence Northeasterly along a non-tangent curve to the right said curve having a radius of 3.15 feet and a central angle of 180°00'00" (the chord of which bears North 44°59'52" East, a distance of 6.29 feet); thence North 44°59'52" East, a distance of 5.10 to a Point; thence North 45°00'08" West, a distance of 2.00 to a Point; thence South 44°59'52" West, a distance of 0.18 to a Point; thence North 45°00'08" West, a distance of 0.61 to a Point; thence North 00°00'08" West, a distance of 31.26 to a Point; thence South 89°59'52" West, a distance of 11.46 to a Point; thence North 00°00'08" West, a distance of 2.99 to a Point; thence South 89°59'52" West, a distance of 29.17 to a Point; thence North 00°00'08" West, a distance of 12.01 to a Point; thence South 89°59'52" West, a distance of 6.18 to a Point; thence South 00°00'08" East, a distance of 2.47 to a Point; thence South 89°59'52" West, a distance of 8.58 to a Point; thence North 00°00'08" West, a distance of 2.47 to a Point; thence South 89°59'52" West, a distance of 38.95 to a Point; thence South 00°00'08" East, a distance of 57.67 to a Point; thence North 89°59'52" East, a distance of 82.93 to a Point; thence South 45°00'08" East, a distance of 0.61 to a Point; thence South 44°59'52" West, a distance of 0.18 to a Point; thence South 45°00'08" East, a distance of 2.00 to the Point of Beginning, in the County of Cook, State of Illinois.

PIN: 17-17-323-001, 17-17-323-016