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Cook County Recorder of Deeds
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RELEASE OF MORTGAGE AND OTHER LOAN DOCUMENTS

Know all men by these presents that JPMORGAN CHASE BANK, N.A. (successor by merger to Bank One, N.A., which was formerly known as American National Bank and Trust Company of Chicago), the mortgagee pursuant to those certain documents described in **Exhibit A** attached hereto and made a part hereof of various dates, and recorded with the Cook County Recorder, Illinois (the "Mortgage Documents"), hereby releases from the lien of the Mortgage Documents the premises described on **Exhibit B** attached hereto.

IN WITNESS WHEREOF, this Release has been executed and delivered this 9th day of June, 2006.

JPMORGAN CHASE BANK, N.A.

By: 
Name: Timothy S. Irwin
Its: Vice President

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EXHIBIT A

1. Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated December 12, 2001 and recorded December 26, 2001 as document number 0011229551, made by The Cermak-Morgan LLC, an Illinois limited liability company ("CM"), to American National Bank and Trust Company of Chicago, as modified by the First Amendment to Promissory Note, Mortgage and Assignment of Leases and Rents, Security Agreement and Financing Statement dated December 12, 2002 and recorded December 20, 2002 as document number 0021418935, as further modified by Modification of Loan Documents dated December 12, 2004 and recorded January 21, 2005 as document number 0502103023, re-recorded February 18, 2005 as document number 0504903103, made by and between CM and JPMorgan Chase Bank, N.A., as further modified by Second Modification of Loan Documents recorded December 20, 2005 as document number 0535403078, and as further modified or amended, as the case may be.

2. Security Interest of American National Bank and Trust Company of Chicago, secured party, in certain described chattels on the land, as disclosed by Financing Statement executed by CM, debtor, and filed on December 26, 2001 as document number 0011229553, and as further modified or amended, as the case may be.

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EXHIBIT B

Legal Description of the Property

Parcel 1: Lots 49 through 53, both inclusive, and those parts of Lots 45 through 48, both inclusive in Greene's South Branch Addition to Chicago, being a subdivision in the North fractional part of Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, and also Lots 1 through 8, both inclusive in Block 3 and that portion of Block 4 in McCord's Subdivision of the West 2.56 acres of the East 16.72 acres of the fractional Northeast Quarter of said Section 29, together with that part of vacated South Lumber Street, and also together with a portion of Joy's Canal (now filled), all taken as one tract, bounded and described as follows:

Beginning at the Northwesterly corner of said Block 4 in McCord's Subdivision, said Northwesterly corner being a point on the East line of Greene's South Branch Addition to Chicago and the West line of McCord's Subdivision aforesaid and running thence North 69 degrees 21 minutes 23 seconds East (the basis of bearing being assumed) along the Northerly line of said Block 4, said Northerly line being here also the Southerly line of South Lumber Street, a distance of 92.54 feet to the Northeast corner of Block 4 in said McCord's Subdivision; thence South 01 degree 35 minutes 56 seconds East along the East line of said Block 4, a distance of 237.74 feet to the Northerly line of the South Branch of the Chicago River, as improved; thence South 68 degrees 37 minutes 14 seconds West along said Northerly line of the South Branch of the Chicago as improved, a distance of 216.00 feet to an angle point in said Northerly line; thence South 74 degrees 32 minutes 48 seconds West along said Northerly line of the South Branch of the Chicago River, as improved, a distance of 142.58 feet to an angle point in said Northerly line; thence South 82 degrees 12 minutes 29 seconds West along said Northerly line of the South Branch of the Chicago River, as improved, a distance of 132.85 feet to a point; thence North 01 degree 38 minutes 56 seconds West, along a straight line, a distance of 767.48 feet to a point; thence North 88 degrees 21 minutes 04 seconds East, a distance of 386.43 feet to the East line of Greene's South Branch Addition to Chicago and the West line of McCord's Subdivision aforesaid; thence South 01 degree 40 minutes 09 seconds East along said East line of Greene's South Branch Addition to Chicago and the West line of McCord's Subdivision, a distance of 39.80 feet to a point on the South line of West 23rd Street, said point being also the Northwest corner of Lot 4 in Block 3 aforesaid; thence North 88 degrees 24 minutes 10 seconds East along said South line of West 23rd Street, the South line of West 23rd Street being also the North line of Lots 1 through 4, both inclusive, in Block 3 in said McCord's Subdivision, a distance of 87.97 feet to the Northeast of said Lot 1; thence South 01 degree 15 minutes 56 seconds East along the East line of said Lot 1, the East line of Lot 1 being also the East line of Block 3 in said McCord's Subdivision, a distance of 122.22 feet to the North line of the 20 foot wide East-West alley in said Block 3; thence South 88 degrees 24 minutes 10 seconds West along said North line of the 20 foot wide East-West alley in Block 3, the North line of the 20 foot wide alley being here the South line of Lots 1 through 4, both inclusive, in said Block 3, a distance of 87.82 feet to the West line of McCord's Subdivision aforesaid; thence South 01 degree 40 minutes 09 seconds East along said West line of McCord's Subdivision, the West line of McCord's Subdivision being also a portion of the East line of Lots 51 and 52 in Greene's South Branch Addition to Chicago aforesaid, a distance of 20.00 feet to the South line of said 20.00 foot wide East-West alley in Block 3; thence North 88 degrees 24 minutes 10 seconds East along said South line of the 20.00 foot wide East-West alley in Block 3 in McCord's Subdivision, the South line of the 20.00 foot wide East-West alley being here the North line of Lots 5 through 8, both inclusive, in Block 3 in said McCord's Subdivision, a distance of 87.79 feet to the Northeast corner of said Lot 8; thence South 01 degree 35 minutes 56 seconds East along the East line of said Lot 8, said East line of Lot 8 being also the East line of Block 3 in McCord's Subdivision aforesaid, a distance of 156.66 feet to the Southeast corner of said Lot 8, the Southeast corner of Lot 8 being on the Northerly line of South Lumber

Street; thence South 69 degrees 21 minutes 23 seconds West along said Northerly line of South Lumber Street, the Northerly line of South Lumber Street being also the Southerly line of Lots 5 through 8 both inclusive in Block 3 aforesaid, a distance of 92.63 feet to the East line of Greene's South Branch Addition to Chicago and the West line of McCord's Subdivision aforesaid; thence South 01 degree 40 minutes 09 seconds East along said East line of Greene's South Branch Addition to Chicago and the West line of McCord's Subdivision, a distance of 69.79 feet to the point of beginning, excepting any portion of the land, if any, lying within the South Branch of Chicago River, as conveyed to the Sanitary District of Chicago by Deed recorded April 21, 1903 in Book 7791, Pages 84, 85 and 86, in Cook County, Illinois.