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RECORDING REQUESTED BY:

CapitalSource Finance LLC
4445 Willard Avenue, 12th Floor
Chevy Chase, Maryland 20815
Attn: Lee T. Smith, Associate General Course

Attn: Lee T. Smith, Associate General Counsel

WHEN RECORDED MAIL TO:



Doc#: 0801618079 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Cook County Recorder of Deeds
Date: 01/16/2008 03:55 PM Pg: 1 of 4

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, CSE MORTGAGE LLC, a Delaware limited liability company, in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby RELEASE, CONVEY AND QUIT CLAIM unto 55 CHICAGO PARTNERS, LLC, a Florida limited liability company, all of the right, title, interest, claim or demand what oever which the undersigned may have acquired in, through or by the DOCUMENTS listed below, each filed for record in the Recorder's Office of Cook County in the State of Illinois, encumbering those premises situated in Cook County, in the State of Illinois, described in EXHIBIT "A" attached hereto and made a part hereof, together with all appurtenances and privileges thereunto belonging or appertaining:

DOCUMENT NAME

<u>DATE OF</u> <u>RECORDING</u>

DOCUMENT NUMBER

Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing

April 20, 2006

0611018038

NOTWITHSTANDING the foregoing, nothing set forth herein is intended in any way to release or terminate the effectiveness of any indemnification or other provision of the Mortgage specifically intended by its terms to survive release of the premises from the lien of the mortgage or repayment in full of the underlying debt thereon.

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IN WITNESS WHEREOF, CSE MORTGAGE LLC has caused these presents to be signed by its authorized signatory as of this 1th day of December 2007.

CSE MORTGAGE LLC

Name: Lee T. Smith

Title: Associate General Counsel

STATE OF MARYLAND

) SS

COUNTY OF MONTGOMERY

DAWN A THOMAS NOTARY PUBLIC

MARYLAND

MONTGOMERY COUNTY

COMMISSION EXPIRES 3/2/2010

I, the undersigned, a Notary Public in and for the District of Columbia, DO HEREBY CERTIFY that Lee T. Smith, Associate Gereral Counsel (Structured Finance Business) of CSE MORTGAGE LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized officer, 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 of that of said Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of December, 2007.

(Notary Seal)

Notary Public

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LEGAL DESCRIPTION: PARCEL 1:

12 1 AND THE EAST 1/2 OF LOT 2 IN BLOCK 17 OF THE ORIGINAL TOWN OF CHICAGO, IN SPCTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOL COUNTY, ILLINOIS.

PARCEL 2:

A STRIP OF LAYO LYING SOUTH OF AND ADJOINING LOT 1 AND THE EAST 1/2 OF LOT 2 IN BLOCK 17 OF THE OFIGINAL TOWN OF CHICAGO BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOTS AND OF THE SOUTH BY THE NORTH LINE OF PUBLIC ALLEY AS NARROWED BY ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CHICAGO PASSED SEPTEMBER 17, 1852, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE PIMEFIT OF PARCELS 1 AND 2 AS CREATED BY THAT RECIPROCAL EASEMENT AGREEMENT ("/ GRELMENT") DATED DECEMBER 5, 1990 AND RECORDED AS DOCUMENT 91092145 MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTBE UNDER TRUST AGREEMENT DATED NOT EMBER 12, 1986 AND KNOWN AS TRUST NUMBER 1088617 AND AMERICAN NATIONAL BANK AND PUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1989 AND ANOWN AS TRUST NUMBER 110025-08, FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS IT FROM AND THROUGH THE PLAZA (AS DEFINED IN THE AGREEMENT) AND WALKWAY (AS DEFINET I. THE AGREEMENT) FOR GRANTOR AND GRANTER AND THEIR RESPECTIVE AGENTS AND FOR THE TENANTS OF GRANTOR'S BUILDING AND GRANTER'S BUILDING AND THEIR EMPLOYERS, AGENTS POUR INVITEES. OVER THAT PART OF THE LAND AS DESCRIBED WITHIN SAID AGREEMENT AND AS PAPINED ON EXHIBIT C OF SAID AGREEMENT. SOME OF THE OR

(Continued)

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ALSO KNOWN AS:

THAT PART OF BLOCK 17 OF THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9 TOWNSHIP 39 NORTH, ANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBBO AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WACKER DRIVE AND THE EAST LINE OF NC TT. LARVEY COURT AND RUNNING; THENCE SOUTH 88 DEGREES 52 MINUTES 35 SECONDS EAST (LASIS OF BEARING BEING ASSUMED) ALONG SAID SOUTH LINE OF WEST WACKER DRIVE, A DISTINCE OF 120.52 FEET, TO AN INTERSECTION WITH THE WEST LINE OF NORTH DEARBORN STREET; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS EAST ALONG SAID WEST LINE OF WALLEY AS WARROWED BY ORDINANCE OF THE COMMON COUNCIL OF THE NORTH LIEN OF THE ALLEY AS WARROWED BY ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CHICAGO PASSED SEPTENBER 17, 1852; THENCE NORTH 88 DEGREES 57 MINUTES 45 SECONDS WEST ALONG THE NORTH LIE OF SAID ALLEY, A DISTANCE OF 80.45 FRET; THENCE NORTH 00 DEGREES 16 MINUTES 43 SECONDS WEST, A DISTANCE OF 0.50 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 40.23 FEET, TO AN INTERSECTION WITH THE EAST LINE OF WORTH GARVEY COURT AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALOW SAID EAST LINE OF NORTH GARVEY COURT, A DISTANCE OF 148.35 FEET, TO THE POUNT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

S5 W. WACKER DRIVE Chicago, IL 60601-1609

TAX PINS: 17-09-423-007 + 17-09-423-008