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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 Counsel



Doc#: 0801618079 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/16/2008 03:55 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

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 whatsoever 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:

<u>DOCUMENT NAME</u>	<u>DATE OF RECORDING</u>	<u>DOCUMENT NUMBER</u>
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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LEGAL DESCRIPTION:

PARCEL 1:

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

PARCEL 2:

A STRIP OF LAND LYING SOUTH OF AND ADJOINING LOT 1 AND THE EAST 1/2 OF LOT 2 IN BLOCK 17 OF THE ORIGINAL TOWN OF CHICAGO BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOTS AND ON 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 BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THAT RECIPROCAL EASEMENT AGREEMENT ("AGREEMENT") DATED DECEMBER 5, 1990 AND RECORDED AS DOCUMENT 91092145 MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1986 AND KNOWN AS TRUST NUMBER 1088617 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1989 AND KNOWN AS TRUST NUMBER 110025-08, FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS TO, FROM AND THROUGH THE PLAZA (AS DEFINED IN THE AGREEMENT) AND WALKWAY (AS DEFINED IN THE AGREEMENT) FOR GRANTOR AND GRANTEE AND THEIR RESPECTIVE AGENTS AND FOR THE TENANTS OF GRANTOR'S BUILDING AND GRANTEE'S BUILDING AND THEIR EMPLOYEES, AGENTS AND INVITEES, OVER THAT PART OF THE LAND AS DESCRIBED WITHIN SAID AGREEMENT AND AS DEFINED ON EXHIBIT C OF SAID AGREEMENT.

(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, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST WACKER DRIVE AND THE EAST LINE OF NORTH GARVEY COURT AND RUNNING; THENCE SOUTH 88 DEGREES 52 MINUTES 35 SECONDS EAST (BASIS OF BEARING BEING ASSUMED) ALONG SAID SOUTH LINE OF WEST WACKER DRIVE, A DISTANCE 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 NORTH DEARBORN STREET, A DISTANCE OF 148.67 FEET, TO THE NORTH LIEN OF THE ALLEY AS NARROWED BY ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CHICAGO PASSED SEPTEMBER 17, 1852; THENCE NORTH 88 DEGREES 57 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 80.45 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS WEST, A DISTANCE OF 0.50 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 40.23 FEET, TO AN INTERSECTION WITH THE EAST LINE OF NORTH GARVEY COURT AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF NORTH GARVEY COURT, A DISTANCE OF 148.35 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

55 W. WACKER DRIVE
Chicago, IL 60601-1609

Tax PINs: 17-09-423-007 + 17-09-423-008