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And after recording return to:

Doc#: 0916022080 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/09/2009 02:11 PM Pg: 1 of 3

Lawrence M. Gritton
LAWRENCE M. GRITTON LTD.
400 West Huron
Chicago, Illinois 60610



01080199 (R) 4 of 4 NWR

PARTIAL RELEASE OF JUNIOR MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT SMITHFIELD PROPERTIES FINANCING GROUP LLC, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60654 ("**Mortgagee**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto **SMITHFIELD PROPERTIES XL, L.L.C.**, an Illinois limited liability company, whose address is 400 West Huron, Chicago, Illinois 60654 ("**Mortgagor**"), and its successors and/or assigns, all of Mortgagee's right, title, interest, claim or demand it may have acquired in, through or by that certain Junior Mortgage dated as of April 20, 2009 and recorded by the Cook County Recorder of Deeds on April 21, 2009, as Document No. 0911131080 ("**Mortgage**"), made by Mortgagor to Mortgagee, ONLY with respect to the property described in Exhibit A attached hereto, which instrument was delivered to secure a Promissory Note dated as of February 27, 2008 in the original principal amount of \$1,393,387.00 made by Mortgagor to Mortgagee and increased to \$1,562,887.00 by Modification of Principal Note dated as of December 30, 2008.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this is a PARTIAL RELEASE, and releases the lien of the Mortgage only as to the property herein described in said Exhibit A, and that nothing herein shall be construed to waive, affect, release or impair the validity of the lien of the Mortgage as to any other property described therein.

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EXHIBIT A

LEGAL DESCRIPTION

Unit 2402, together with the exclusive right to use Storage Space S111, limited common element, in The Residences at The Joffrey Tower Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

Parcel 1:

Lots 25 to 31, inclusive, in Block 9 in Fort Dearborn Addition to Chicago in South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit C to the Declaration of Condominium recorded January 28, 2008 as document number 0802803105, as may be amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the State Randolph Development, recorded October 19, 2007 as document number 0729260064 for support, ingress and egress, maintenance, utilities, encroachments, elevators and facilities, over the land described therein and as more particularly described and defined therein.

PIN: 17-10-305-010

ADDRESS: Unit 2402, 8 E. Randolph Street, Chicago, Illinois