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This instrument was prepared by
And after recording return to:
MB Financial Bank, N.A.
6111 North River Road
Rosemont, IL 60018
Attn: Lori A. Puca

Doc#: 1120229049 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2011 12:03 PM Pg: 1 of 4

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PARTIAL RELEASE DEED

FOR THE PROTECTION OF THE OWNER, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, THAT MB Financial Bank, N.A., a national banking association, whose mailing address is 6111 North River Road, Rosemont, IL 60018, for and in consideration of one dollar, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM unto **Utopian Properties, Inc.**, an Illinois corporation, all the right, title, interest, claim or demand whatsoever that it may have acquired in, through, or by that certain 1) Mortgage, Security Agreement and UCC Fixture Filing dated as of June 25, 2008 and recorded on July 1, 2008 in the Cook County Recorder of Deeds in the State of Illinois (the "Recorder's Office") as Document Number 0818333111 as modified by that certain First Modification of Promissory Note, Mortgage and Security Agreement and Other Loan Documents dated as of January __, 2010 and recorded on February 10, 2010 in the Recorder's Office as Document Number 1004134083 and that certain Second Modification of Construction Loan Agreement, Promissory Note, Mortgage and Security Agreement and Other Loan Documents dated as of July 5, 2010 and recorded on December 8, 2010 in the Recorder's Office as Document Number 1034233036; and 2) Assignment of Rents and of Lessor's Interest in Leases dated as of June 25, 2008 and recorded on July 1, 2008 in the Recorder's Office as Document Number 0818333112 located on that certain real property located in the City of Chicago, County of Cook, State of Illinois, against the following premises as legally described below:

SEE EXHIBIT A ATTACHED HERETO

together with all the appurtenances and privileges thereunto belonging or appertaining.

THIS IS A PARTIAL RELEASE ONLY AND NO PROPERTY ENCUMBERED BY THE FOREGOING DOCUMENTS, OTHER THAN THAT PORTION OF THE PREMISES DESCRIBED ON EXHIBIT A ATTACHED HERETO, IS BEING RELEASED, SAID DOCUMENTS REMAINING IN FULL FORCE AND EFFECT WITH REGARD TO ALL OTHER PORTIONS OF SAID PREMISES.

[Signature Page Follows]

Box 400-CTCC


Property of Cook County Recorder's Office

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IN WITNESS WHEREOF, the undersigned has executed this Partial Release Deed as of this 11 day of July, 2011.

MB Financial Bank, N.A., a national banking association

By: 
Name: Michael McKee
Its: AVP

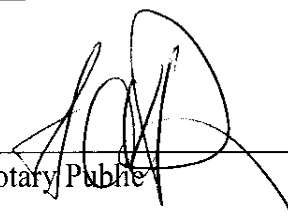
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Michael McKee, Assistant Vice President of MB Financial Bank, N.A., a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President, appeared before me and acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 11 day of July, 2011.



Notary Public

My Commission Expires:

5/21/2013



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EXHIBIT A TO RELEASE DEED

Description of Real Property

PARCEL 1: UNITS 307, P-09 AND P-10 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

PARCEL 1A:

LOTS 1, 2, 3, AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF TERRACE SPACE FOR UNIT 306, AND STORAGE SPACE FOR UNIT 306, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.

COMMON ADDRESS: 155 NORTH ABERDEEN, UNIT 307, P-09 & P-10, CHICAGO, IL

PIN: 17-08-429-021-1012; 17-08-429-021-1022 & 17-08-429-021-1023