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PARTIAL RELEASE OF MORTGAGE AND
RELATED SECURITY DOCUMENTS

86132405

This Partial Release of Mortgage and Related Security Documents (this "Partial Release") is made by Pioneer Bank and Trust Company, a corporation of Illinois ("Lender"). For and in consideration of the receipt of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, Lender does hereby forever remise, release, convey, assign, transfer, set forth and quit claim unto the respective makers, assignors, mortgagors and other signatories to the "Loan Documents" (as that term is hereinafter defined) all of right, title and interest of Lender in, under and to the Loan Documents.

This Partial Release relates to Unit(s) 318 in the Cherry Lane Condominium pursuant to the Declaration of Condominium Ownership recorded November 15, 1984 in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") as Document No. 27337632 and a supplement to the Declaration of Condominium Ownership was recorded May 20, 1985, as Document Number 85027141, and as more fully described on Exhibit A, which is attached hereto and made a part hereof.

As used herein the term "Loan Documents" means:

1. Junior Mortgage dated April 25, 1985 made by Michigan Avenue National Bank, as Trustee under Trust Agreement dated August 19, 1970 and known as Trust Number 1796 ("Trustee"), as mortgagor to Lender, as mortgagee, recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on May 2, 1985 as Document Number 85002872;
2. Junior Assignment of Rents dated April 25, 1985 made by Trustee and Keystone Development Corp. ("Keystone"), as assignors, to Lender, as assignee, recorded in the Recorder's Office on May 2, 1985 as Document Number 85002873;
3. UCC-2 Financing Statement made by Trustee, as debtor, to Lender, as secured party, recorded in the Recorder's Office on May 2, 1985 as Number 85 U 13438;
4. UCC-2 Financing Statement made by Keystone, as debtor, to Lender, as secured party, recorded in the Recorder's Office on May 2, 1985 as Number 85 U 13439.

TAX # 05-10-118-014

This instrument prepared by:
Beverly A. Harvey
Katten, Muchin, Zavis, Pearl & Galler
525 West Monroe Street, Suite 1600
Chicago, Illinois 60606

LAND TITLE COMPANY L-32965-C5 1001

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Beverly A. Moore, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerry Smulik, Vice President of PIONEER BANK AND TRUST COMPANY, an Illinois corporation, and Laura L. Loebbaka, Commercial Real Estate Officer of said corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Commercial Real Estate Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said Commercial Real Estate Officer then and there acknowledged that she as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as her own free and voluntary act and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of April, 1986.

Beverly A. Moore
Notary Public

My Commission Expires:

August 15, 1988

NOTARY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

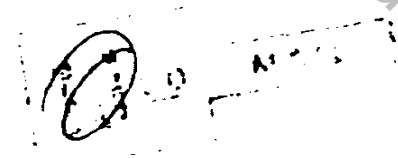
Unit No(s). 318 in the Cherry Lane Condominium as delineated on a survey of the following described real estate:

Lot 1 in Cherry Lane Resubdivision of part of Lot 6 in Northbrook Commercial Trust Subdivision in part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 and the Southwest 1/4 of Section 10 all in Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded November 15, 1984 in the Office of the Cook County Recorder of Deeds as Document Number 27337632; together with its undivided percentage interest in the common elements.

50-50605

Property of Cook County Clerk's Office

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MAIL TO
Stephen Richek
190 N LaSalle
Chicago, ILL 60602