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RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT

For and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, ST. PAUL FEDERAL BANK FOR SAVINGS, a federal savings bank ("Bank") having its principal place of business at 6700 West North Avenue, Chicago, Illinois 60635, does hereby remise, release, convey and quit-claim unto 420 ACADEMY DRIVE PROPERTY PARTNERSHIP, an Illinois general partnership, having its office at c/o William A. Lederer, 2880 Maria Drive, Northbrook, Illinois and LASALLE NATIONAL BANK, not individually but as Trustee under the provisions of a Trust Agreement dated June 18, 1973, and known on such Trustee's records as Trust No. 46073, having its principal office at 135 South LaSalle, Chicago, Illinois, (the "Mortgagors") their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever the Bank may have acquired in, through, or by a certain Mortgage, Assignment of Leases and Rents, Security Agreement, and Financing Statement dated November 29, 1984 and recorded November 29, 1984 in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 27353945, to the premises therein described situated in the County of Cook, State of Illinois, and legally described in Exhibit A attached hereto and made a part hereof.

IN TESTIMONY WHEREOF said ST. PAUL FEDERAL BANK FOR SAVINGS has caused these presents to be executed in its behalf by its duly authorized officers, and its corporate seal to be hereunto affixed this 6th day of June, 1986.

ST. PAUL FEDERAL BANK FOR SAVINGS

By: [Signature]
Assistant Vice President

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Exhibit A

(Legal Description)

Lot 6 and the east 20.00 feet of lot 5 in block 1 in first resubdivision of Sky Harbor Industrial Park unit one, in the south half of section 5, township 42 north, range 12, east of the third principal meridian, in Cook County, Illinois.

Permanent Index Nos.:

04-05-301-007

04-05-301-009

LOT 6
LOT 5 H.W.

Common Street Address:

420 Academy Drive
Northbrook, Illinois

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Sandra Hollinga, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Leonard P. Deering, Jr., personally known to me to be the Assistant Vice President of St. Paul Federal Bank for Savings, a federally chartered association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Assistant Vice President he signed and delivered the said instrument as Assistant Vice President of said association, pursuant to authority given by the Board of Directors of said association as his free and voluntary act, and as the free and voluntary act and deed of said association for the use and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of June, 1986.

Sandra P. Hollinga
Notary Public

(SEAL)

My Commission Expires:

February 12, 1988

This instrument prepared by:
~~and notary recording jurisdiction:~~

John J. Gearen, Esq.
Mayer, Brown & Platt
231 South LaSalle Street
Chicago, Illinois 60604
~~Recorder's Office, Box 114~~

After Recording, please return to:
Raymond P. Gordon, Esq.
Siegan, Barbakoff, Gomberg & Gordon, Ltd.
20 N. Clark Street, Suite 1000
Chicago, Illinois 60602
RECORDER'S OFFICE BOX 114

10X 388-FV

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