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COOK COUNTY ILLINOIS
FILED FOR RECORD

1986 JUL 21 PM 2: 47

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### RELEASE

ALL MEN BY THESE PRESENTS, that Wilfred American Educational Corporation ("Wilfred") a New York Corporation, 1657 Broadway, New York, New York 10017, its founders, present and former officers, directors, agents, controlled and controlling persons, employees, beneficiaries and stockholders, and their respective predecessors, successors, representatives, heirs and assigns, for and in consideration of the sum of ten dollars (\$10.50) in lawful money of the United States of America paid to said corporation, hereby remise, release, and forever discharge LaSalle National Bank ("LaSalle"), as trustee under a trust dated August 20, 1982, and known as trust no. 105109, 135 South LaSalle Street, Chicago, Illinois 60603, and Charles Brandess ("Brandess"), 5441 North Kedzie Avenue, Chicago, Illinois 60625, and their agents, representatives, employees, heirs, executors, administrators and assigns, predecessors, and successors, including Agustin Sarmiento and Aida Sarmiento, 6346 South Maplewood, Chicago, Illinois 60629, as grantees of a Trustee's Deed executed by LaSalle on January 17, 1986, and notarized on May 1, 1986, from any and all claims, demands, rights, causes of action, damages, costs, debts, or liabilities, arising out of and strictly limited to a lease between

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### RELEASE

KNOW ALL MUN BY THEMS TO SERVING THAT WILLTER SECRETORS THEORY tional Corporation ("Wilfred") a New Work Corporation, and Tangara, Men York, New York 19011, its founding, the sea Oind former of teners. directors, agents, controlled all suppolition germons, employees, saudfictaries and absorbers, in a to reasonable bas prediction predictions successors, representatives, being assigns, for and in consideration of the sum of the fuller; (PP.99) in lewful money of the united States of America paid to and concoration, hereby remise, release, and forever discharge (Confic the Lond Sank ("Landle"), as conserve andres a trust dated forman int, 1982, and amount as trust por 198189. 135 South Lasalle Ivent, Toront, Hirott Books and Charles Beans dess ("Brandess"), Sall to the weblic twonue, Chicago, Illights 60625, and their equate, represented in a coployees, being leavenuters, administicators and actions, produces are successors, included Aquatin Sarmiento and Aile Corriento, 6346 South Maplewood, Chronon, Illinois 60629, as amenena of a "rustee's Deed executed by barelle on January 17, 1986, and noterized on May 1, 1946, Grom any and alle-Claims, Johands, richts, caused of action, damages, costs, dette, or lightilities, arising our of and atrictly lighted to a leage between

Wilfred, as tenant, LaSalle, as landlord, and Brandess, as landlord's guarantor, executed on June 26, 1984, recorded by a Memorandum of Lease, dated June 26, 1984, on July 2, 1984, as document 27154650, said lease concerning the following described property:

> LOT 5 IN BLOCK 4, (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR WIDENING WESTERN AVENUE) IN JOHN BAUER'S SUBDIVISION OF THE SOUTH 4 ACRES OF THE NORTH 12 ACRES OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PTN# 14-67-318-004-000 with Wistin Said lease, which was to commence the earlier of obtaining a permit from the City of Chicago or the opening of business of Wilfred, pursuant to ¶1.2 of the lease did, in fact, not commence, in that a permit was never was never issued by the City of Chicago and Wilfred has at no time possessed the above-described property. Wilfred will not, at any time, take possession of the above-described property, and considers the lease terminated for any and all purposes. Wilfred further states through its authorized representative, that it has read and understood that this is a Release and that it intends to be bound by

FOR THE PROTECTION OF THE LANDLORD AND GUARANTOR, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE lilfred Educational
Lorporation

By: Dand N Lemotene
Title: Assir Legy 863

63717 MEMORANDUM OF LEASE WAS FILED.

the same.

Wilfred, as bunare, the die, a lead of, not brandess, as lamiterally authorized by a Mamoracdus of guares, dated, escorted by a Mamoracdus of benefit date, dated annotation, in the 2, 1864, as document 27174659, Said lease concertion the following described property:

DOT 3 IN HELE 1, FIX FOR HOME REPRESENT AS A SECRETARY REPRESENT AS A SECRETARY REPRESENT A SECRETARY REPRESENTATION OF THE FORT A SECRETARY AS A SECRETARY REPRESENTATION OF THE FORT AS A SECRETARY

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STATE OF NEW YORK ) COUNTY OF NEW YORK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jane W Gemsten personally to be known to me to be the ash Dec componebooks and personally known to me to be the same person, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such PixexideXXX xardy Assistant Secretary of said corporation, pursuant to authority, given by the loard of the corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Coot County Clark's Office Given under my hand and official seal this / day of June/

ALBERT H. BRODKIN
Nolary Public, State of Key York
No. 31-946000
Qualified in New York County

Commission Expires March 30, 1986

This instrument prepared by: mail 70

CAMPBELL & DIVINCENZO Suite 5612 Three First National Plaza Chicago, Illinois 60602 (312) 443-1915

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This instrument prepared by:

Collyin CAMPBELL & DIVINCENCO Suite 5612 Three First Wational Chicago, Illinois (312) 413-1915