-88-444400

PROPERTY NAME:

Eagle Plaza, Palatine, Illinois

RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT, RELEASE OF SECURITY AGREEMENT. AND ASSIGNMENT OF INTEREST IN LAND TRUST

DATED:

August 30, 1988

MORTGAGE! AND SECURED PAPTY: 4 bloberon

BT Private Clients Corp., a Delaware corporation having an office at 233 South Wacker Drive, Chicago, Illinois

MORTGAGOR AND DEBTOR:

First Illinois Bank of Evanston, N.A. as Trustee under Trust No. 3147, Mortgagor; Lawrence J. Starkman, Debtor

MORTGAGE AND LOAN AMOUNT:

\$4,000,000

TRUSTEE:

First Illinois Bank of Evanston, N.A., 600 Davis Street, Evanston, Illinois

60201

TRUST NO.:

R-3147

DATE OF TRUST AGREEMENT:

June 18,

DEPT-01 RECORCING T42222 TRAM 852 09/27/88 15:48:00 +6263 + E # 28-44400 cook county recorder

MORTGAGE DATE AND RECORDING DATA:

July 25, 1986; recorded August 18, 1986 as Document No. 86707242 with the Cook

County Recorder

SECURITY AGREEMENT DATE:

July 25, 1986

In consideration of ten (\$10.00) dollars and other good and valuable consideration, BT Private Clients Corp. as the holder of (a) the Mortgage, Assignment of Rents and Security Agreement (the "Mortgage") and (b) the Security Agreement referred to above and the Note and other obligations secured thereby, hereby releases (i) the lien of the Mortgage from the property described on Annex I hereto and (ii) the security interest created by said Security Agreement in the collateral described on Annex II hereto.

IN WITNESS WHEREOF, BT Private Clients Corp. has executed and delivered this Release the day and year first above written.

BT PRIVATE CLIENTS CORP.

ANNEX I - Mortgaged Property ANNEX II - Collateral

RETURN TO . JUST BraDD

SHERWIN MANAGEMENT A DIVISION OF WINITE . ಎಲಡೆENT**, INC,** FEERIL SIVER POR

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& GREENBLATT, LTD. 'ATTORNEYS AT LAW

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STATE OF ILLINOIS Ss. CCUNTY OF COOK

The foregoing instrument was acknowledged before me this 30th day of August, 1988 by MICHAEL R. MIKENZIE PRIVATE CLIENTS CORPORATION, a Delaware corporation, on behalf of the corporation.

Notary Public

My commission expires: Wav. 19, 1990

"OFFICIAL SEAL"

ARLENE T. KOSIEK

Notary Public, State of Illinois

Limin Expires Nov. 14, 1990 Pin Clark's Office

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EXHIBIT

Title: First Illinois Bank of Evanston, as Trustee under Trust Agreement dated June 18, 1985 and Known as Trust Number R-3147

Property Address: 130-156 Northwest Highway, Palatine, Illinois

Permanent Index No's: 02-15-201-012, 02-15-201-013 and 02-15-201-014

Legal Description

PARCEL 1:

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL HERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE NORTHWEST HIGHWAY AND THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 167.3 FEET; THENCE MORTHEASTERLY PERPENDICULAR AND AT RIGHT ANGLES TO THE CENTER LINE OF MORTHWEST KIGHWAY A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF TRACT, HUPEIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID NORTHWEST HIGHWAY, A DISTANCE OF 373 FEET; THENCE MORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, A DISTANCE OF 530 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE OF NONTHWEST HIGHWAY. A DISTANCE OF 504.99 FEET; THENCE SOUTHERLY ALONG A LINE FARALLE WITH THE WEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15. A DISTANCE OF 380 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 182 FIET: THENCE SOUTHWESTERLY A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING:

(EXCEPT FROM SAID TRACT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF TRACT AFORESAID 55.5 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 214.49 FEET THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 246.90 FEET; THENCE NORTHEASTERLY ALONG A LINE HAVING AN INTERIOR ANGLE OF 90 DEGREES 6 HINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 304.99 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 1.10 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF TRACT AFORESAID, 16.55 FEET TO A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 265.26 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING) (ALSO ENCEPT FROM SAID TRACT THAT PART DESCRIBED AS FOLLOWS:

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Property Address; Tall-Line Markets Highway, Fringling

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Property of Cook County Clerk's Office

OF (THE MOSTH LEST CLANER THEREOF;) DERICK SOUTH ON SAID WEST LINE CONTRACT TO THERE THEREOF SOUTH ALONG A LINE PARALLEL WITH THE CHETCH LINE OF MORTHWEST HIGHWAY, A DISTANCE OF 162 FEET; THENCE MORTHWEST HIGHWAY, A DISTANCE OF 162 FEET; THENCE MORTHWESTERLY ALONG A STRAIGHT LINE TO THE POINT BEGINNING), IN COOK COUNTY, ILL, KOKS:

PARCEL 2:

A PARCEL OF LAND LYING WITHEN THE FOLLOWING DESCRISED TRACT:

THAT PART OF THE MORTH EAST 1/4 OF THE MORTH EAST 1/4 OF SECTION 1.
TOWNSHIP 42 MORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL HERIDIAN,
DESCRIBED AS FOLLOWS:

COMMENCES AT THE INTERSECTION OF THE CENTER LINE OF THE KORTHIEST HIGHEST MED THE VEST LIFE OF DAID NORTH EAST 1/4 OF THE HORTH EAST OF SECTION IS: THE WAY SCHOOLSTERLY ALONG SAID CENTER LINE OF HORTE HIGHWAY, A DISTANCE OF 167. 31 SEET; THENCE HORTHEASTERLY PERPENDICE. AND AT RIGHT ANGEST TO THE CENTER LINE OF NORTHERST HIGHAY A DISTAL OF SO FEET TO THE POINT BEGINNING OF TRACT MERELN PESCRIPED; THEMES COUTHEASTEREY ALCRES & GINE PERALLEL VITH THE CENTER LINE OF SAID CATHVEST MINERAL A BESTAMES OF 313 FRET: YMENCE NORTHERLY ALONG A EIGH PARADLES WITH THE MEST LINE OF SAID NORTH BAST 1/4 OF THE NORTH EAST 1/ OF SECTION 15. A DISTANCE OF 510 FEET; THENCE NORTH-ESTERS ALONG & LINE PARALLEL WITH THE SALD CENTER LINE OF NORTHWEST HIGHWA DISTANCE OF JOA, 35 FEST; THESEZ SOUTHERLY ALONG A LINE PARALLEL WIR THE WEST EGO OF SAID MORTH PART 1/A OF THE HORTH SAST 1/4 OF SECTION 15. A DISTANCE OF 350 PERF: THENCE BOUTHEASTERLY ALONG A LINE PARAL WITH THE CENTER LINE OF MERINAGET HIGHWAY, A DISTANCE OF 182 FEET; THENCE SOUTHERSLING & DISTANCE OF 141.42 FEET TO THE POINT OF BEGINVING, SAID PASSAL BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE WEST LINE OF TRACT AFORESAID SJ.S FEET SOUTH OF THE ROBTH VIEW CLOSET THEREOF; THENCE SOUTH ALONG THE WEST LINE OF HALD TRACT LIVE OF HALD TRACT LIVE OF HALD TRACT LIVE OF HALD TRACT LIVE OF HALD THE ROBTH LINE OF SAID TRACT ALONG A LINE MARKELEL WITH THE ROBTH LINE HAVENO AN INTERIOR ALGEZ OF 90 DEGREES WIRDLES NO SECONDS HITS THE LAST DISCUSSED LINE, A DISTANCE OF 204 TELT: THENCE SOUTHERSTERM ALONG A LINE PARALLEL WITH THE NORTH LINE SAID TRACT A 10 FUET; THENCE SOUTHERSTERM ALONG A LINE WHICK IS PERPENDICULAR TO THE MOSTE LINE OF TRACE ALONG A LINE OF SAID TRACT LINE OF SAID TRACT ROBTHSESTERM AND DEBALLEL WITH THE SOUTH LINE OF SAID TRACT ROBTHSESTERM ALONG BASE PARALLEL LINE A DISTANCE OF 265.26 FIET TO THE COOK COUNTY, LIVENSE ALONG A STRAIGHT LINE 10 THE POINT OF BESIES. THE COOK COUNTY, LIVENSES

PARCEL 3:

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A PARCEL OF CAMP LYING WITHIN THE FOLLOWING DESCRIBED TRACT;

THAT PART OF THE HOUTE CAST 1/4 OF THE HORTE CAST 1/6 OF SECTION OF TOWNSHIP AS HORTE, RANGE 10, MASS OF THE THIRD PRINCIPAL MERIDIANS DESCRIBED AS FOLLOWS:

COMMENSING AT THE INTERPEDIENC OF THE CENTERLINE OF THE MORTHWEST HIGHLAY AND THE VEST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST OF SECTION 15: THINCE SCHIPPLASTERLY ALONG SAID CENTER LINE OF MOSE HIGHWAY A DISTANCE OF 167.31 THET; THENCE NORTHEASTERLY FERPENDED AND AT RIGHT ANGLES TO THE CENTER LINE OF THE MORTHWEST HIGHWAY A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF TRACT MEREIN DESCRIPED: THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER OF SAID NORTHWEST HIGHWAY. A DISTANCE OF 373 FEET: THENCE

NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 530 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE OF NORTHWEST HIGHWAY A DISTANCE OF 504.99 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 380 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF NORTHWEST HIGHWAY, A DISTANCE OF 182 FEET THENCE SOUTHWESTERLY A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF TRACT AFORESAID 305 FEET SOUTH OF THE NOR THEST CORNER THEREOF; THENCE SOUTH ON SAID VEST LINE OF SAID TRACT, 75.0 JEET, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTHEASTERL, ON THE SOUTHWESTERLY LINE OF SAID TRACT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 70.71 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE PLACE OF DEGINNING, IN COOK COUNTY, ILLINOIS.

-88-244A0W

CORTRERLY ALONG A LINE PARALLES WITH THE WEST AND CONCERNED GRANTER OF MORTHERS OF SECTION 15. A CHARACTERY ALONG A LINE PARALLES WITH THE CONTRIBUTE OF MORE OF MORE CONTRIBUTED WITH THE WEST LINE OF MORE NORTHERS TO SECTION AND MORE OF MORE NORTHERS TO CONTRIBUTE OF MORE PARALLES WITH THE CENTER CITE OF MUTHERSTERLY ALONG A LINE PARALLES WITH THE CENTER CITE OF MUTHERS, A DISTANCE OF MUTHER THE CENTER CITE OF MUTHER THE CENTER CITE OF MAILER FROM A DISTANCE OF THE THE CENTER CITE OF MAILER FROM A DISTANCE OF THE FORM OF THE CHARLES FROM A DISTANCE OF THE FORM OF THE CONTRIBUTE OF MAILER OF THE FOLLOWS.

ANNEX II

All machinery, apparatus, equipment, fittings and fixtures of every kind and nature whatsoever, all furniture, furnishings and other personal property now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the real property legally described on Annex I attached hereto and made a part hereof.

Property of Cook County Clerk's Office

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