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RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

For and in consideration of ten dollars and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, VPCO Properties Limited Partnership ("VPCO") having its principal place of business in Wilmington, Delaware, does hereby REMISE, RELEASE, CONVEY AND QUIT-CLAIM unto La Salle National Bank, as Trustee under Trust No. 107318, and unto its successors and assigns, all right, title, interest, claim, or demand whatsoever VPCO may have acquired in, through or by a certain Part Purchase Money Mortgage and Security Agreement, dated December 29, 1983 and recorded with the Recorder of Deeds of Cook County, Illinois on January 3, 1984 as Document No. 26915268 and a certain Collateral Assignment of Rents and Leases dated December 29, 1983 and recorded with the Recorder of Deeds of Cook County, Illinois on January 3, 1984 as Document No. 26915269 (which instruments were assigned to VPCO by a certain Assignment of Debt Obligation and Security dated January 6, 1984 and recorded with the Recorder of Deeds of Cook County, Illinois on January 6, 1984 as Document No. 26920582) to the premises therein described and described on Exhibit A attached hereto, situated in the County of Cook, State of Illinois.

IN TESTIMONY WHEREOF, VPCO Properties Limited Partnership has caused these presents to be executed on its behalf and its seal to be hereunto affixed this 1st day of December, 1988.

this instrument prepared by VPCO PROPERTIES LIMITED PARTNERSHIP (after recording, return to): By The Palmieri Company (formerly known as Victor Palmieri and Company Incorporated)

Robert K. Hagan
Mayer, Brown & Platt
231 South La Salle Street
Chicago, Illinois 60604

By: Jerry A. Scharlin
Its: Vice President

ATTEST:
[Signature]
Assistant Secretary

BOX 15
NTS mk (17008)

T100R 243122

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STATE OF)
COUNTY OF) 88.

. DEPT-01 RECORDING \$15.00
. T02222 TRAN 6688 12/02/88 16123100
. #1632 # B *-88-556851
. COOK COUNTY RECORDER

On December 1, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James A. Behar and Patricia A. ... Shive, known to me to be the Vice President and Assistant Secretary, respectively, of THE PALMIERI COMPANY, the corporation that executed the within RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS, and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of VPCO PROPERTIES LIMITED PARTNERSHIP, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal

Patricia A. ...
Notary Public in and for said
County and State

MY COMMISSION EXPIRES:

2/30/90

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EXHIBIT A

PARCEL 3:

Leasehold estate as created by lease dated October 1, 1970 between The First National Bank of Chicago (Lessor) and First Chicago Building Corporation (Lessee), a memorandum of which was recorded October 14, 1971 as Document No. 21,670,253. Said lease was amended and restated by agreement between Chicago Title and Trust Company, Trust No. 1084503 (Landlord) and La Salle National Bank, Trust No. 107318 (Tenant), a memorandum of which was recorded January 9, 1984 as Document No. 26,915,265. The amended and restated lease was further amended by First Amendment thereto dated February 22, 1985 and recorded May 8, 1986 as Document No. 86-175934. Said amended and restated lease, as amended, devises the following described land for a term commencing December 29, 1983 and ending December 31, 2058:

(A)

Lots 12 through 18 and Lot 33 in Assessor's Division of Block 118 in School Section Addition to Chicago (excepting any part thereof falling within that part of the West 1/2 of Clark Street lying East of and adjoining the East line of said Lots 12 through 18, both inclusive) in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (excepting therefrom the buildings and improvements located thereon as reserved in the deed recorded December 28, 1983 as Document No. 26,910,513.

(B)

Easement for the benefit of Parcel 3(A) as created by deed from The First National Bank of Chicago to Chicago Title and Trust Company, Trust No. 1084503, recorded December 28, 1983 as Document No. 26,919,513 and as amended by instrument recorded October 3, 1984 as Document No. 27,281,019 for using, occupying, etc. certain structures and improvements located in or on the West 30 feet of that part of South Clark Street which lies East of and adjacent to the East line of Lots 12 through 18, both inclusive, in Assessor's Division of Block 118, aforesaid.

PARCEL 4:

The buildings and improvements located on the following described land:

Lots 12 through 18 and Lot 33 in Assessor's Division of Block 118 in School Section Addition to Chicago (excepting any part thereof falling within that part of the West 1/2 of Clark Street lying East of and adjoining the East line of said Lots 12 through 18, both inclusive) in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

as conveyed by the deed recorded December 28, 1983 as Document No. 26,910,514.

Permanent Tax Number: 17-16-204-032

Volume: 511

Address of Property: 20 S. Clark Street, Chicago, Illinois

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