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PARTIAL RELEASE OF MORTGAGE

FOR VALUE RECEIVED, THE NORTHERN TRUST COMPANY, hereby agrees and declares that the following documents from RAKHRA ILLINOIS E-Z-GO STATIONS THREE, INC., and BULK PETROLEUM CORPORATION, are hereby released and satisfied solely as to the real estate described in the attached Exhibit A, incorporated herein by reference (the "Released Real Estate") and the chattels thereon:

1. Mortgage for \$2,000,000 dated July 27, 1987 and recorded on September 17, 1987 as Document No. 87510168;
2. Assignment of Rents dated July 27, 1987; and
3. Security interest in certain described chattels on the land as disclosed by Financing Statement filed on September 16, 1987 as Document No. 87U23755.

13.00

RAKHRA ILLINOIS E-Z-GO STATIONS THREE, INC. and BULK PETROLEUM CORPORATION expressly acknowledge and agree that this Partial Release shall in no manner discharge the lien or liens created by the above-listed documents or otherwise as to any other real estate or chattels except for the Released Real Estate.

IN WITNESS WHEREOF, THE NORTHERN TRUST COMPANY has caused this Partial Release to be executed this 11th day of March, 1988.

THE NORTHERN TRUST COMPANY

ATTEST:

Joe G. Kelly
Commercial Banking Officer

By Steven R. Bell
Its Second Vice President

71-24-853 DN

#1701436

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ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

On this 11th day of March, 1988, before me appeared Steven R. Bell and John J. Kauffman, to me personally known, who being by me duly sworn, did say that they are Second Vice President and Comm. Bkg. Officer, respectively of The Northern Trust Company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said Steven R. Bell and John J. Kauffman acknowledge said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Susan G. Spurlin

Notary Public

PREPARED BY: STEVEN BELL, NORTHERN TRUST Co., CHICAGO, ILLINOIS

My Commission expires 1/12, 1989.

2437R

MAIL TO:

RICHARD NIPERT, DHALIWAL ENTERPRISES, INC., 9653 N. GRANVILLE RD., MEQUON, WI 53092

BOX 333 - HW

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Lot 10 (except that part of Lot 10 lying North of a line 40 feet South of and parallel with the North line of Section 15 conveyed to City of Chicago) and Lots 11, 12, 13 and 14 in Kuyper's Addition to Pullman of the Assessor's Division of the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 15, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

*Commonly known as 10301 S. Michigan Ave.
Chicago Ill.*

Property of Cook County Clerk's Office

Permanent Tax
Number 25-15-102-025

CDDZ

EXHIBIT A

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