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PARTIAL RELEASE OF MORTGAGE
AND PARTIAL RELEASE OF ASSIGNMENT OF MORTGAGE

963612 Z

KNOW ALL MEN BY THESE PRESENTS, that VPPI SBC, Inc., a Delaware corporation, for and in consideration of Ten Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, convey, release and quitclaim unto The Hoffman Group, Inc., a Delaware corporation, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage Deed(s) as follows:

Mortgage recorded as document 27202475, Assignment recorded as document 27331214, Amended Assignment recorded as document 85090703, and Mortgage recorded as document 85320087,

as recorded in the Recorder's Office of Cook County, in the State of Illinois, to a portion of the premises therein described, situated in the County of COOK and the State of Illinois, as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 MAY -6 AM 9:40

JAMES CAIDURO
REGISTERED PROFESSIONAL
YOUNG & RUBICAM
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together with all the appurtenances and privileges thereunto belonging and appertaining.

It is expressly understood and agreed by and between the parties hereto that this release is in no way to operate to discharge the lien of said Mortgage Deed(s) upon any other of the premises described therein, but it is only to release the portion particularly, above described and none other; and that the remaining or unrelaxed portion of the premises in said Mortgage Deed(s) described is to remain as security for the payment of the indebtedness secured to be paid thereby and for the full performance of all the covenants, conditions and obligations contained in said Mortgage Deed(s) and the Note(s) therein mentioned.

IN WITNESS WHEREOF, VPPI SBC, Inc. hath hereunto caused its corporate seal to be affixed and these presents to be signed by its Vice President and Assistant Secy. this 8th day of April, 1988 A.D.

88192558

Attest:
Joyce L. Jenkins
Its SECRETARY

VPPI SBC, Inc., a Delaware Corporation
By: [Signature]
Its Vice President

Seal

KNOW ALL MEN BY THESE PRESENTS, that The First National Bank of Chicago, a National Banking Association, and First Chicago Realty Services Corporation, a Delaware corporation (jointly, "Releasers"), for good and valuable consideration, do hereby consent to the above Partial Release of Mortgage and do hereby remise, convey and release unto said Hoffman Group, Inc., all the right, title, interest, claim or demand whatsoever said Releasers may have acquired in, through or by certain Assignment(s) of Mortgage as shown above, as recorded in Recorder's Office of DuPage County, in the State of Illinois, to the portion of the premises described above, situated in the County of DuPage and the State of Illinois, together with all the appurtenances and privileges thereunto belonging and appertaining.

IN WITNESS WHEREOF, The First National Bank of Chicago and First Chicago Realty Service Corporation have hereunto caused their corporate seals to be affixed and these presents to be executed and attested by their respective officers, this 22nd day of April, 1988 A.D.

Attest:
H. Steven Dunin
Its Vice Pres.

First National Bank of Chicago, a National Banking Association
By: Paul F. Donovan
Its Vice President

Seal

Attest:
[Signature]
Its Asst Secretary

First Chicago Realty Services Corporation, a Delaware Corporation
By: Paul F. Donovan
Its Vice President

Seal

0021

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) 55

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LMAY C. PERINS personally known to me to be the Vice President of VPP1-SBC, Inc. and JACK L. JEWELING personally known to me to be the Secretary of said corporation, whose names are subscribed to the foregoing Instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary they signed the said instrument of writing as Vice President and Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said 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.

GIVEN under my hand and notarial seal, this 13th day of April, 19 88

A.D.



Seal

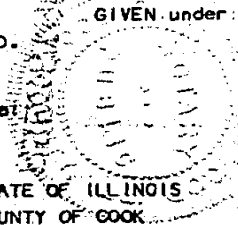
Donna M. McElveen
Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) 55

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul F. Donovan personally known to me to be the Vice President of The First National Bank of Chicago and H. Steven Duncan personally known to me to be the Vice President of said corporation, whose names are subscribed to the foregoing Instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Vice President they signed the said instrument of writing as Vice President and Vice President of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said 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.

GIVEN under my hand and notarial seal, this 12nd day of April, 19 88

A.D.



Seal

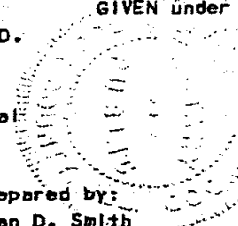
Olivia Neguro
Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) 55

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul F. Donovan personally known to me to be the Vice President of First Chicago Realty Services Corporation and Lester A. Jenren personally known to me to be the Asst. Secretary of said corporation, whose names are subscribed to the foregoing Instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Asst. Secy. they signed the said instrument of writing as Vice President and Asst. Secy. of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said 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.

GIVEN under my hand and notarial seal, this 22nd day of April, 19 88

A.D.



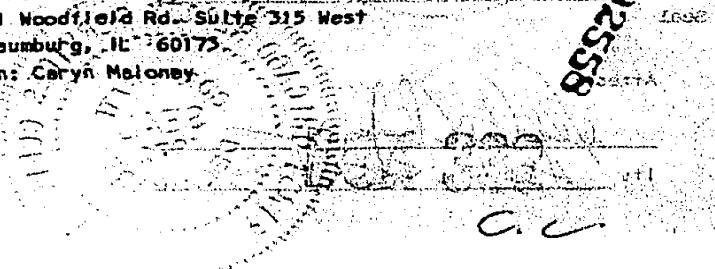
Seal

Olivia Neguro
Notary Public

Prepared by:
Alan D. Smith
Tuttle & Taylor
355 South Grand Avenue
Los Angeles, CA 90071-3101

After recording Mail to:
The Hoffman Group, Inc.
1501 Woodfield Rd., Suite 315 West
Schaumburg, IL 60173
Attn: Caryn Maloney

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EXHIBIT A - LEGAL DESCRIPTION

LOT 29 IN BLOCK 1 IN HOFFMAN HILLS UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 16 AND PART OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 37, 41, 44 AND 45 IN BLOCK 1; AND LOT 13 IN BLOCK 6 IN HOFFMAN HILLS UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

<u>ID#</u>	<u>BUYER</u>	<u>PROPERTY ADDRESS</u>	<u>CLS DT.</u>	<u>CLS.OFC. ESCROW#</u>	<u>TAX#</u>
JA 03-01-29	Cigan	1280 W. Darlington Circle	5/24	ATC/720531	07-17-207-017-0000
JA 04-01-37	Schaefer	1348 Candlewood Lane	4/30	ATC/720377	07-17-207-025-0000
JA 04-01-41	Santos	1380 Candlewood Lane	5/31	ATC/720534	07-17-207-029-0000
JA 04-01-44	Cadwell	1410 Candlewood Lane	5/24	SCH/740894	07-17-207-032-0000
JA 04-01-45	Boyes	1420 Candlewood Lane	5/17	ATC/720376	07-17-207-033-0000
JA 04-06-13	O'Donnell	1180 Kingsdale Road	8/23	SCH/741284	07-17-211-007-0000

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ILLINOIS DEPARTMENT OF REVENUE - A DIVISION

THE DEPARTMENT OF REVENUE HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF THE ABOVE DESCRIBED PROPERTY FROM THE TAXPAYER OR THE PERSON TO WHOM THE PROPERTY IS TRANSFERRED. THE PROPERTY IS BEING HELD IN TRUST FOR THE TAXPAYER OR THE PERSON TO WHOM THE PROPERTY IS TRANSFERRED.

THIS RECEIPT IS VALID FOR THE PURPOSES OF THE ILLINOIS TRANSFER TAX ACT. IT IS NOT VALID FOR ANY OTHER PURPOSES. THE DEPARTMENT OF REVENUE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE TAXPAYER OR THE PERSON TO WHOM THE PROPERTY IS TRANSFERRED.

Property of Cook County Clerk's Office

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