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PARTIAL RELEASE OF MORTGAGE / 4

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KNOW ALL MEN BY THESE PRESENTS:

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WHEREAS, Royal St. James, Ltd., a corporation originated under the laws of Illinois, P.O. Box 426, Palos Park, Illinois 60464 ("Mortgagor"), by Mortgage dated May 29, 1987 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 5, 1987 as document number 87305768, and by Assignment of Rents and Leases dated May 29, 1987 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 5, 1987 as document number 87305769 granted and conveyed unto Peoples Savings and Loan Association, F.A. (previously Peoples Bank for Savings) ("Lender") and its assigns, the premises therein particularly described ("Mortgaged Premises"), to secure the payment of the sum of Three Million Five Hundred Thousand and 00/100 Dollars (\$3,500,000.00), with interest as therein set forth; and

WHEREAS, Mortgagor has requested Lender to release the premises hereinafter described, being part of said Mortgaged Premises, from the lien and operation of said Mortgage,

NOW, THEREFORE, in consideration of the payment of ten and 00/100 dollars (\$10.00) to the Lender by Mortgagor at the time of execution hereof, the receipt of which is hereby acknowledged, plus other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lender does remise, release, quit-claim and discharge from the lien and operation of said mortgage and Assignment of Rents and Leases unto Mortgagor, and to the heirs and assigns of Mortgagor all that piece, parcel or tract of land being a part of the Mortgaged Premises commonly known as 11608 Old Prague, Palos Park, Illinois and legally described as follows:

THE NORTHERLY 76.05 FEET OF LOT 50 IN EDELWEISS IN THE PARK UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

To have and to hold same, with the appurtenances, unto Mortgagor and to the assigns of Mortgagor, forever, freed and discharged of and from lien of said Mortgage, and every part thereof; Provided, always nevertheless, that nothing herein contained shall in any way impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of the Mortgaged Premises, not hereby released therefrom, or any of the rights and remedies of the holder hereof, and that said Mortgage shall remain in full force and effect for the balance of Mortgaged Premises not hereby released.

IN WITNESS WHEREOF, Lender has caused this partial release to be executed by its duly authorized officer this 21th day of December, 1989.

PEOPLES SAVINGS AND LOAN ASSOCIATION, F.A.

By: Robert K. Hines
Robert K. Hines
Its: Vice President

ATTEST: Shirley Weyand

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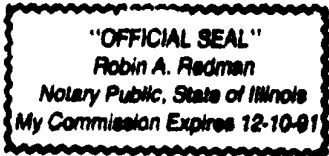
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STATE OF ILLINOIS)
) SS.
COUNTY OF LASALLE)

I, Robin A. Redman, a notary public in and for said county, in the state aforesaid, do hereby certify that Robert K. Hines and Shirley Weyand, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act on behalf of PEOPLES SAVINGS AND LOAN ASSOCIATION, F.A.

Given under my hand and notarial seal this 22nd day of December, 1989.



(SEAL)

Robin A. Redman
Notary Public

Commission Expires: 12-10-91

23-23415-017
11608 Old Prairie
PA105 PK ILL

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Royal St. James Ltd
PO Box 426
PA105 PAUK ILL 60464



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