

PARTIAL RELEASE OF MORTGAGE AND
ASSIGNMENT OF RENTS AND LEASES

KNOW ALL MEN BY THESE PRESENTS, that CITICORP SAVINGS OF ILLINOIS, a Federal Savings and Loan Association ("Mortgagee"), by its duly authorized officers on its behalf, in consideration of TEN DOLLARS and no/100 (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, convey and quitclaim unto HIGHLAND PARTNERS, an Illinois general partnership, of 105 East First Street, Hinsdale, Illinois 60521 ("Mortgagor"), all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by that certain mortgage ("Mortgage") dated October 6, 1988 and recorded on October 7, 1988, in the Office of the Recorder of Deeds of Cook County, Illinois ("Cook County"), as Document No. 88464766, recorded on October 24, 1988, in the Office of the Recorder of Deeds of Du Page County, Illinois ("Du Page County") as Document No. R-88120917 and filed October 7, 1988, in the Registrar's Office of Torrens Titles, Cook County, Illinois ("Torrens"), as Document No. LR-3744989, and that certain assignment of rents and leases ("Assignment of Rents and Leases") dated October 6, 1988 and recorded in Cook County as Document No. 88464767, in DuPage County as Document No. R-88120918 and filed in Torrens as Document No. LR-3744990, with respect to that certain real property legally described on Exhibit A attached hereto and made a part hereof.

This Release is intended to release the lien of the Mortgage and Assignment of Rents and Leases on the real property described on Exhibit A attached hereto only, and not as to the lien of the Mortgage and Assignment of Rents as to other real property not described on Exhibit A nor to any other mortgage, assignment of rents and leases or other security document from Mortgagor to Mortgagee, whether entered into prior to the date hereof or at any time hereafter.

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR REGISTRAR OF TORRENS TITLES IN WHOSE OFFICE THE MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES WAS FILED.

IN WITNESS WHEREOF, the said Citicorp Savings of Illinois, a Federal Savings and Loan Association, has caused these presents to be signed by its duly authorized officers on its behalf this 6th day of February, 1989.

CITICORP SAVINGS OF ILLINOIS,
a Federal Savings and Loan
Association

By: [Signature]
Its: President

ATTEST:

By: [Signature]
Its: Secretary

Hand L 304 @ C 3A 11/8 T.J.

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STATE OF ILLINOIS))
) SS
COUNTY OF COOK)

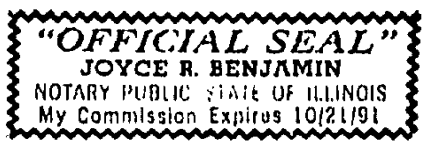
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Joseph K. Kreisel, Vice President of CITICORP SAVINGS OF ILLINOIS, a Federal Savings and Loan Association, and Robert J. Janik, Assistant Secretary of said Association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that as custodian of the corporate seal of said Association caused the corporate seal to said instrument to be affixed thereto, as said Assistant Secretary's own free and voluntary act, and as the free and voluntary act of said Association for the uses and purposes therein set forth.

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Given under my hand and official seal, this 8th day of February, 1989.

Joyce R. Benjamin
Notary Public

(S E A L)



My Commission Expires: October 21, 1991

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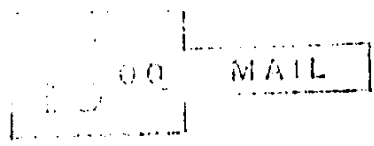
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COOK COUNTY RECORDER

This Instrument was Prepared by:

Portes, Sharp, Herbst & Kravets, Ltd.
333 West Wacker Drive, Suite 500
Chicago, Illinois 60606

Please Mail to:

PORTES, SHARP, HERBST & KRAVETS, LTD.
333 West Wacker Drive - Suite 500
Chicago, IL 60606
Attn: Mary Alice Flavin
#29500-00-393



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EXHIBIT A
ATTACHED TO PARTIAL RELEASE OF
MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

LEGAL DESCRIPTION

Lot 15 and the South 12.75 feet of Lot 14 in Block 3 in the Subdivision of that part of the West 1/2 of the Southwest 1/4 of Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, lying North of the Chicago, Burlington and Quincy Railroad Company's right of way (except the North 241.56 feet of said West 1/2 of said Southwest 1/4), in Cook County, Illinois.

Property Address: 328 Phillipa
Hinsdale, Illinois

PREIN: 18-05-308-024

Property of Cook County Clerk's Office

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