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PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS that CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, 231 South LaSalle Street, Chicago, Illinois 60693 (the "Grantor") of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the ESR CORPORATION, a California Corporation, 15260 Ventura Blvd., Suite 1700, Sherman Oaks, California 91403, and its transferees, successors, heirs, legal representatives and assigns, all the right, title interest, claim, or demand whatsoever that Grantor may have acquired in, through, by or under a certain Mortgage and Security Agreement, dated November 20, 1986 and recorded December 18, 1986 in the Recorder's Office of Cook County in the State of Illinois as Document #LR 3,577,049, and that certain Mortgage and Security Agreement, dated April 27, 1987 and recorded June 10, 1987 in the Recorder's Office of Cook County in the State of Illinois as Document #LR 3,624,803 to those certain premises described on Exhibit A attached hereto and made a part hereof, together with all appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, said Grantor, CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO has caused this Partial Release to be executed and attested in its name by its proper officers thereunto duly authorized, this 22 day of May.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association

By: [Signature]
Its: Line President

ATTEST:

By: [Signature]
Its: Real Estate Officer

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THIS INSTRUMENT WAS PREPARED BY:

Donald A. Shindler, Esq.
c/o Rudnick & Wolfe
203 North LaSalle Street
Chicago, IL 60601

UPON EXECUTION TO BE RETURNED TO:

The Anden Group
2401 W. Hassell, Suite 1565
Hoffman Estates, IL 60195
Attn: Joan Thompson, Closing Officer

STATE OF ILLINOIS

COUNTY OF ~~COOK~~ Orange

SS

I, Linda A. Jordan, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jean Callahan AND Michael L. Holling being the Vice President and Real Estate Officer of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 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, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of May 1989.

Linda A. Jordan
NOTARY PUBLIC

MY COMMISSION EXPIRES:

4-20-92

"OFFICIAL SEAL"
LINDA A. JORDAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-20-92

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 JUN 12 PM 12:00

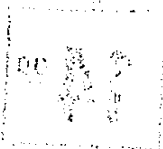
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EXHIBIT A

LOT 40 IN SURREY MEADOWS, BEING A SUBDIVISION IN THE
NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER
OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED SEPTEMBER 23, 1987, AS DOCUMENT #87522492, IN
COOK COUNTY, ILLINOIS.

109 W. BITTERSWEET LANE
STREAMWOOD 60107

UNDERLYNGE

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