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PARTIAL RELEASE
OF
MORTGAGE AND ASSIGNMENT OF RENTS

WHEREAS, on the 30th day of January, 1989, TERRA VENTURES, LTD., an Illinois Corporation, executed and delivered to First State Bank & Trust Company of Park Ridge, a banking corporation existing under the laws of the State of Illinois (hereinafter referred to as "Bank") a certain Mortgage and Assignment of Rents recorded on the 5th day of April, 1989, in the Recorder's Office of Cook County, Illinois, as document numbers 89147975 and 89147976, to secure payment of indebtedness due Bank, to the premises legally described as follows:

PARCEL 1: Lots 11 and 12 in Block 21 in William S. Johnston's Subdivision of the East 1/2 of the South East 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and

PARCEL 2: Lots 6 and 7 in the Resubdivision of the North 1/2 of Block 8 in Cochran and Others Subdivision of the West 1/2 of the South East 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common address: 835 North Wood Street, Chicago, Illinois

PERMANENT TAX INDEX NUMBER: 17-06-477-001-0000 (Parcel 1)
(hereinafter called the "Premises"); and

WHEREAS, Bank has been requested to release from the lien of said Mortgage and Assignment of Rents the property hereinafter described;

NOW, in consideration of the partial payment of the indebtedness secured by the aforementioned Mortgage and Assignment of Rents, and of the sum of one dollar, the receipt whereof is hereby acknowledged, Bank does hereby REMISE, CONVEY, RELEASE and QUIT CLAIM unto TERRA VENTURES, LTD. that portion of the Premises legally described as follows:

UNIT NO. 301 in THE METER BUILDING, a Condominium, as delineated on a survey of the following described real estate:

Lots 11 and 12 in Block 21 in William S. Johnston's Subdivision of the East 1/2 of the South East 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR THE METER BUILDING, a Condominium (hereinafter called the "Declaration") made by FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1989 AND KNOWN AS TRUST NUMBER 2041, recorded in the office of the Recorder of Deeds, Cook County, Illinois, as Document No. 90-031538, together with its undivided percentage interest in the Common Elements, and together with an "Exclusive Parking Use" in Parking Space No. 14 in the Garage Building in said Condominium (as described in Section (d) of Article 5. of the Declaration, as shown on Exhibit "B" thereto) as a Limited Common Element appurtenant to said Unit.

Nothing herein contained shall affect or impair in any manner the lien of Bank

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on the remainder of the Premises.

IN WITNESS WHEREOF, the Bank has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, and attested by its Assistant Vice President, this 27th day of March, 1990.

FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE

By: *Carolyn S. Sime*
Assistant Vice President

ATTEST:

Tom Olen
Assistant Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carolyn S. Sime, personally known to me to be the Assistant Vice President of First State Bank & Trust Company of Park Ridge, a banking corporation, and Tom Olen, personally known to me to be the Assistant Vice President of said banking corporation, and 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 severally acknowledged that as such officers they signed and delivered the said instrument as such officers of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation as their free and voluntary act and as the free and voluntary act and deed of said banking corporation for the uses and purposes therein set forth.

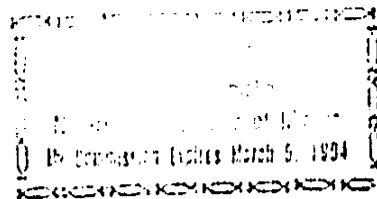
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GIVEN under my hand and Notarial Seal this 27th day of March, 1990.

Dorothy M. ...
Notary Public

This instrument prepared by,
Record and return to:

Tom Olen, Assistant Vice President
FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE
607 West Devon Avenue
Park Ridge, Illinois 60068



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