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PARTIAL RELEASE DEED

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MAY 11 1991
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KNOW ALL MEN BY THESE PRESENTS that CITICORP REAL ESTATE INC., a Delaware corporation, with its principal place of business in Chicago, Illinois, for and in consideration of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby Remise, Convey, Release and Quitclaim unto 700 MICHIGAN TOWER PARTNERSHIP, an Illinois partnership, and unto its successors, heirs and assigns; and LASALLE NATIONAL TRUST, N.A., as successor Trustee to LASALLE NATIONAL BANK, not personally, but as Trustee under Trust Agreement dated July 1, 1986 and known as Trust No. 111297, and unto its successors and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by (i) that certain Mortgage, Security Agreement, Assignment of Leases and Rents, and Financing Statement (the "Mortgage") dated as of April 29, 1991 and recorded April 30, 1991 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 91201176; (ii) UCC-1 Financing Statement by LaSalle National Trust, N.A., as successor to LaSalle National Bank, as Trustee under Trust Agreement dated July 1, 1991 and known as Trust No. 111297, as Debtor, and Citicorp Real Estate, Inc., a Delaware corporation, as Secured Party, filed May 1, 1991 as Document No. 2846260; (iii) UCC-1 Financing Statement by 700 Michigan Tower Partnership, an Illinois partnership, as Debtor, and Citicorp Real Estate, Inc., a Delaware corporation, as Secured Party, filed May 1, 1991 as Document No. 2846199; (iv) UCC-2 Financing Statement by LaSalle National Trust, N.A., as successor to LaSalle National Bank, as Trustee under Trust Agreement dated July 1, 1986 and known as Trust No. 111297, as Debtor, and Citicorp Real Estate, Inc., a Delaware corporation, as Secured Party, filed April 30, 1991 as Document No. 91U07527; and (v) UCC-2 Financing Statement by 700 Michigan Tower Partnership, an Illinois partnership, as Debtor, and Citicorp Real Estate, Inc., a Delaware corporation, as Secured Party, filed April 30, 1991 as Document No. 91U07528 (items (ii)-(v) above are hereinafter collectively referred to as the "Financing Statements"), to a portion of the premises therein described, situated in the County of Cook and State of Illinois, as follows, to wit:

See Exhibit A Attached Hereto and Made a Part Hereof

together with all the appurtenances and privileges thereunto belonging or appertaining.

THIS IS A PARTIAL RELEASE and in no way operates to discharge the liens of the above-described Mortgage and Financing Statements upon any other portion of the premises described therein, but it is only to release the premises particularly described above and none other; and that the remaining or unreleased premises described in said Mortgage and Financing Statements are to remain as security for the payment of the indebtedness secured thereby and for the full performance of all the covenants, conditions and obligations as therein provided.

This Instrument Prepared By:
AND MAIL TO
 Ellen F. Distelheim
 Rudnick & Wolfe
 203 North LaSalle Street
 Chicago, Illinois 60611
 EFD0366

DEPT-01 RECORDING 915.50
 TR4444 TR44 6284 11/04/91 14:29:00
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 COOK COUNTY RECORDER

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IN WITNESS WHEREOF, said CITICORP REAL ESTATE, INC. has caused these presents to be executed in its behalf by its duly authorized officers, and its corporate seal to be hereunto affixed this 31 day of October, 1991.

CITICORP REAL ESTATE, INC.,
a Delaware corporation

By: *Donald E. Hays*
Its: V.P.

Property of Cook County Clerk's Office

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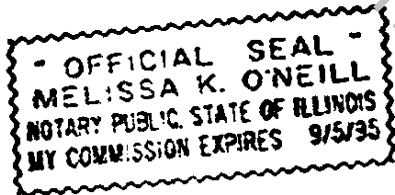
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Melissa K O'Neill, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Fred W. E. Kasper (Vice) President of the within named CITICORP REAL ESTATE, INC., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such (Vice) President and to me personally known to be such officer of said Bank, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth; and the said (Vice) President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument, as his own free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of October, 1991.

Melissa K O'Neill
Notary Public

My Commission Expires:



COOK COUNTY Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 4904:

IN THE 100 EAST HURON STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN CHICAGO PLACE A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1990 AS DOCUMENT 90435974, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90620268, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE EASEMENT AND OPERATING AGREEMENT RECORDED OCTOBER 5, 1990 AS DOCUMENT 90437310, INCLUDING, WITHOUT LIMITATION, THOSE EASEMENTS FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, APARTMENT EASEMENT FACILITIES, SIGN AND CANOPY, COMMON WALLS, CEILINGS AND FLOORS, UTILITIES, DELIVERIES, RECEIVING ROOM AND TRASH COMPACTOR ROOM, TRUCK RAMP, MECHANICAL ROOMS ACCESS TO BUILDING ENTRANCES, EMERGENCY STAIRWAY, ENCROACHMENTS, EMERGENCY GENERATOR, GIRDERS SUPPORTING APARTMENT TOWER, RETAIL BUILDING ROOF ACCESS, PARKING SHUTTLE AND APARTMENT OWNED FACILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

A) RETAIL PARCEL LEGAL DESCRIPTION:

THE LAND, PROPERTY AND SPACE, LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1, 3 AND 4 IN CHICAGO PLACE A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1990 AS DOCUMENT 90435974.

*Property 100 E. Huron
Address 100 E. Huron
Chicago, Ill. 60611*

EFD0366/3

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P.I.N. 17-10-105-009

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