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Prepared by and Return to:

Douglas J. Lubelchek
Mayer Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603

92579840

DEPT-01 RECORDING \$25.50
T#8888 TRAM 2117 08/05/92 15:27:00
#6557 : E * -92-579840
COOK COUNTY RECORDER

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that KENSINGTON REALTY ADVISORS, INC., as agent for Teachers' Retirement System of the State of Illinois, for and in consideration of the payment of a portion of the indebtedness secured by the following (the "Loan Documents"):

- (A) That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated January 30, 1992 and recorded January 31, 1992 as Document No. 92066228;
- (B) That certain Collateral Assignment of Leases, Rents, Contracts and Approvals dated January 30, 1992 and recorded January 31, 1992 as Document No. 92066229;
- (C) That certain Mortgage and Security Agreement dated October 1, 1990 and recorded October 3, 1990 as Document No. 90480723, as amended by (i) First Amendment to Loan Documents dated September 20, 1991 and recorded September 26, 1991 as Document No. 91502749 and by (ii) Second Amendment to Loan Documents dated January 30, 1992 and recorded January 31, 1992 as Document No. 92066231; and
- (D) That certain Collateral Assignment of Leases, Rents, Contracts and Approvals dated October 1, 1990 and recorded October 3, 1990 as Document No. 90480724, as amended by (i) First Amendment to Loan Documents dated September 20, 1991 and recorded September 26, 1991 as Document No. 91502749 and by (ii) Second Amendment to Loan Documents dated January 30, 1992 and recorded January 31, 1992 as Document No. 92066231;

does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto 345 Fullerton Parkway Associates Limited Partnership, an Illinois limited partnership, its successors and assigns, all right, title, interest, claim or demand whatsoever it may have acquired in the property legally described on Exhibit A attached hereto, in by or through the Loan Documents.

THIS PARTIAL RELEASE DOES NOT RELEASE OR IN ANY WAY IMPAIR OR AFFECT THE LIEN OF THE LOAN DOCUMENTS WITH RESPECT TO ANY UNIT IN 345 FULLERTON PARKWAY CONDOMINIUM NOT SPECIFICALLY DESCRIBED ON EXHIBIT A AND EXPRESSLY RELEASED HEREBY.

This Partial Release is executed as of the 18 day of June, 1992.

KENSINGTON REALTY ADVISORS, INC.,
as agent of Teachers' Retirement
System of the State of Illinois

By: [Signature]
Its: EXEC. VP.

92579840

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 18th day of June, 1992 by Kensington Realty Advisors, Inc., an Illinois corporation, on behalf of the corporation, as agent for Teachers' Retirement System of the State of Illinois.

Gloria J. Catanzaro
Notary Public

" OFFICIAL SEAL "
GLORIA J. CATANZARO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/27/95

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GLORIA J. CATANZARO
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EXHIBIT A

402, 403, 504, 508, 605, 606, 608, 704, 706, 805, 807
Unit Nos. 808, 810, 2305, 2603, 2703, 2704 in
345 Fullerton Parkway Condominium as delineated on a plat of
survey of the following described parcels of real estate:

Parcel 1:

Lots 1, 2 and 3 in Block 2 in Peterboro Terrace Addition to Chicago, being a subdivision of part of Block 2 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The East 60 feet of the West 248 feet of the North 160 feet of Lot 3 in Adams and Porters Subdivision of that part of Blocks 2 and 3 lying North of the East and West center line of Blocks 2 and 3 of Canal Trustees' Subdivision of part of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for the 345 Fullerton Parkway Condominium Association recorded as Document No. 92066230, together with their undivided percentage interests in the common elements.

Tax I.D. Nos.:

14-33-200-001
14-33-200-002
14-33-200-003
14-33-200-004
14-33-200-005

Address: 345 W. Fullerton Parkway
Chicago, Illinois 60614

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