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FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS,

THAT BANYAN STRATEGIC LAND TRUST, a Massachusetts business trust, formerly known as VMS Strategic Land Trust

of the County of Cook and State of Illinois, DO HEREBY CERTIFY that a certain Mortgage date the 28th day of February 1989, made by made by VMS/MCL Dearborn Park II Venture, an Illinois joint venture

to VMS Strategic Land Trust, a Massachusetts business trust

and recorded as document No. 89090222 AND ASSIGNMENT of recorded AS DOCUMENT 89090223 in book _____ at page _____ in the office of Recorder of Deeds of Cook County, in the State of Illinois

is, with the notes accompanying it, fully paid, satisfied, released and discharged. Legal Description of premises: being the subject matter of this Partial Release of Mortgage: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF solely as to the property legally described on Exhibit A attached hereto and made a part hereof

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): _____

Address(es) of premises: 1328-H S. Federal, Bldg 13, Unit A-109, Chicago, IL 60605

is, with the note or notes accompanying it, fully paid, satisfied, released and discharged.

Witness _____ hand _____ and seal _____ this 15th day of December 19 92

BANYAN STRATEGIC LAND TRUST, a Massachusetts business trust, formerly known as VMS Strategic Land Trust (SEAL)

By: Robert G. Higgins (SEAL)

Name: Robert G. Higgins

Title: Vice President

STATE OF Illinois

COUNTY OF Cook

ss.

Joan McGrath

I, _____ a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert G. Higgins

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as authorized signatory of Banyan Strategic Land Trust as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of December, 1992.



Joan E. McGrath
Notary Public

Commission expires 5/21/94

James M. Teper, Esq.

This instrument was prepared by Shefsky & Froelich Ltd., 444 N. Michigan Ave, #2500, Chicago, IL 60611
(NAME AND ADDRESS)

SLS 74-04-332 DB (cont)

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COOK COUNTY, ILLINOIS
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