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RELEASE AND SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That HARRIS TRUST AND SAVINGS BANK, an Illinois banking corporation ("Mortgagee") pursuant to that certain Construction Mortgage and Security Agreement with Assignment of Rents by and between American National Bank and Trust Company of Chicago, a national banking association, not personally but solely as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated February 22, 1988, and known as Trust Number 104732-05 (the "Mortgagor") and Mortgagee dated as of August 23, 1989 and recorded October 2, 1989 with the County Recorder of Cook County, Illinois as Document No. 89465128, as supplemented by the First Supplement to Construction Mortgage and Security Agreement with Assignment of Rents by and between Mortgagor and Mortgagee dated as of October 1, 1990 and recorded October 26, 1990 with said County Recorder as Document No. 90522974, encumbering the real estate located in Illinois described on Schedule I attached hereto and made a part hereof (the "Mortgage"), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby release the Mortgage and the aforesaid real estate from the lien thereof.

Witness the due execution hereof as of this 14th day of March, 1992.

HARRIS TRUST AND SAVINGS BANK,
as Mortgagee as aforesaid

By [Signature]
Its Vice President

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.

This Document Was Prepared By:
Steven G. Hastings
Chapman and Cutler
111 West Monroe Street
Chicago, IL 60603

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72-97-051 12 6445 Zarnoch

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Greg Pealer, a Notary Public in and for said County, in the State aforesaid, do hereby certify that M. Elizabeth Gillian, Vice President of Harris Trust and Savings Bank, an Illinois banking corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President 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 corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9th day of March, 1992.

Greg Pealer

Notary Public

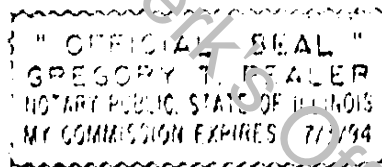
Greg Pealer

(TYPE OR PRINT NAME)

(SEAL)

Commission Expires:

7/3/94



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SCHEDULE I

Legal Description

That certain property, located in the City of Chicago, Cook County, Illinois, more particularly described as follows:

THE NORTHEAST QUARTER (EXCEPT THE EAST 75 FEET THEREOF TAKEN FOR WIDENING NORTH MICHIGAN AVENUE) OF BLOCK 34 IN KINZIE'S ADDITION TO CHICAGO, SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: 646 North Michigan Avenue, Chicago, Illinois

P.I.N.: 17-10-113-003-0000

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