

RELEASE OF MORTGAGE AND SECURITY AGREEMENT

THIS Release of Mortgage and Security Agreement (the "Mortgage") made this 2nd day of February, 1993 from HFC Commercial Realty, Inc. ("Lender") to American National Bank and Trust Company of Chicago as trustee under Trust No. 067928-08 ("Debtor").

WHEREAS, by Mortgage dated September 15, 1986 and recorded with the Cook County Recorder's Office, State of Illinois as document number 86416976, Debtor conveyed certain property more particularly described in Exhibit A, attached hereto and made a part hereof, to secure a certain indebtedness evidenced by a Promissory Note secured by Mortgage in the original principal amount of \$4,082,000.00 and as more particularly described and set forth in the Mortgage;

WHEREAS, by Assignment of Leases and Rents (the "Assignment") dated September 15, 1986 by and between Debtor, TGS-Westchester Square Limited Partnership as Beneficiary of Debtor ("Beneficiary") and Lender, and recorded with the Cook County Recorder's Office, State of Illinois as document number 86416977, Debtor and Beneficiary assigned their interest in certain leases to Lender as more fully described in the Assignment;

WHEREAS, Lender wishes to deliver this Release.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lender does hereby fully release and discharge the Mortgage and Assignment and does hereby grant and reconvey unto Debtor, all of the property encumbered thereby, as fully as if the Mortgage and Assignment had never been executed.

TOGETHER WITH the buildings and improvements thereon and the rights, alley ways, waters, privileges and appurtenances and advantages thereto belonging to or in anywise pertaining.

TO HAVE AND TO HOLD unto Debtor, its successors and assigns, forever released and discharged from the lien, operation and effect of the aforesaid Mortgage and Assignment.

WITNESS the following signatures and seals.

Witness:

HFC COMMERCIAL REALTY, INC.

[Signature]

By: [Signature]
Loren C. Klug, Vice President

Attest: [Signature]
Carl R. Nickens, Asst. Secretary



STATE OF ILLINOIS, COUNTY OF COOK, to wit:

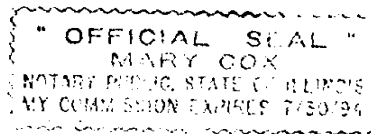
I HEREBY CERTIFY that on this 2nd day of February, 1992, before me, a Notary Public of the State aforesaid, personally appeared Loren C. Klug and Carl R. Nickens, known to me to be the Vice President and Assistant Secretary, respectively, of HFC Commercial Realty, Inc. and that they being authorized so to do, executed the foregoing Release of Mortgage and Assignment.

AS WITNESS, my hand and Notarial Seal.

[Signature]
Notary Public
My Commission expires:

Mailed To:
Prepared by:

Carl R. Nickens, Esq.
HFC Commercial Realty, Inc.
2700 Sanders Road
Prospect Heights, IL 60070



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EXHIBIT "A"

(Legal Description)

PARCEL 1:

LOT 30 (EXCEPT THE EAST 10 FEET THEREOF) AND LOTS 31, 47, 48, 49, 50, AND 51 AND THE SOUTHERLY HALF OF THE VACATED PUBLIC ALLEY ADJOINING LOTS 49, 50, AND 51 ON THE NORTH IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 116 AND 117 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE OF LOT 116, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 116, TO A POINT ON THE WESTERLY LINE OF LOT 117, WHICH IS 80 FEET SOUTHWESTERLY ON THE NORTHWESTERLY CORNER OF SAID LOT 117; THAT PART OF LOT 118 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 65 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 119 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 65 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 120 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 121 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER, TO A POINT ON THE NORTHERLY LINE OF SAID LOT, 16 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER. ALL IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO, MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 112 THROUGH 121 (EXCEPT THAT PART OF LOTS 116 AND 117 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE OF LOT 116, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 116, TO A POINT ON THE WESTERLY LINE OF LOT 117, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 117; THAT PART OF LOT 119 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 65 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 119 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE 65 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 120 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 55 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 121 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 25 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER, TO A POINT ON THE NORTHERLY LINE OF SAID LOT, 16 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER) ALL IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

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PARCEL 2:

LOT 128 TO 133 AND LOT 134 (EXCEPT THE WEST 10 FEET THEREOF) IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO, MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

LOTS 42 THROUGH 46 AND 122 THROUGH 127 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO, MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) ALL IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 4:

LOTS 22 TO 29, BOTH INCLUSIVE, AND THE EAST 10 FEET OF LOT 30 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS

Property Address: 9865-10001 Roosevelt Road
9901-10001 Derby Lane
Village of Westchester, Illinois

15-21-200-018-0000	15-21-204-011-0000
15-21-200-019-0000	15-21-204-012-0000
15-21-200-020-0000	15-21-204-013-0000
15-21-200-021-0000	15-21-204-014-0000
15-21-200-022-0000	15-21-204-020-0000
15-21-200-023-0000	15-21-204-021-0000
15-21-200-024-0000	15-21-204-022-0000
15-21-200-025-0000	15-21-204-023-0000
15-21-200-038-0000	15-21-204-024-0000
15-21-200-039-0000	15-21-204-025-0000
15-21-200-074-0000	15-21-204-026-0000
15-21-200-075-0000	15-21-204-027-0000
15-21-200-076-0000	15-21-204-028-0000
15-21-200-077-0000	15-21-204-029-0000
15-21-204-009-0000	15-21-204-030-0000
15-21-204-010-0000	15-21-204-150-0000
	15-21-204-152-0000

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