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RELEASE OF MORTGAGE AND SECURITY AGREEMENT

THIS Release of Mortgage and Security Agreement (the "Mortgage") made this 2xd 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 C 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

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 lease, 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 Debot, 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.

STATE OF ILLINOIS, COUNTY OF COOK, to wit:

I HEREBY CERTIFY that on this day of house, 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 NFC 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.

Mail To: Prepared by:

Carl R. Nickens, Esq. HFC Commercial Realty, Inc. 2700 Sanders Road

Prospect Heights, IL 60070

Notary Public /

My Commission expires:

OFFICIAL SEAL MARY COX NOTARY PUBLIC, STATE OF ILLINOIS & MY COMM SHION EXPIRES 7/30/94

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EXHIBIT "A"

(Legal Description)

PARCEL 1:

LOT 30 (EXCEPT THE RAST 10 FEET THERROF) AND LOTS 31, 47, 48, 49, 50, AND 51 AND THE SOUTHERLY HALF OF THE VACATED PUBLIC ALBEY ADJOINING LOTS 49, 50, AND 51 ON THE NORTH IN GEORGE F. BIXON AND COMPANY'S TRIMINAL ADDITION TO MESTCHESTER BEING A SUBDIVISION OF THE NOPTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE HORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 HORTH, RANGE 12 FAST 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.

THAT PART OF LOTS 116 AND 117 LYING NORTHBASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EASTERLY LIVE OF LOT 116, WHICH POINT IS 80 PEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 116, TO A POINT ON THE WESTBRLY LINE OF LOT 117, MUICH IS 80 FRET SOUTHWESTERLY ON THE NORTHWESTERLY CORNER OF SAID NO. 117; THAT FART OF LOT 118 LYING NOFTHEASTERLY OF A LINE DRAWN NORTHWESTERLY PROMET POINT ON THE EASTERLY LINE, SO PROT SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF FAIR BUT, TO A POINT ON THE WESTERNY LINE, SS FEET SOUTHWESTERLY OF THE ADMINISTEDLY CORNER OF SAID LOT; THAT PART OF LOT 119 LYING NORTHEASTERLY OF A LINE DEANN NORTHWESTERLY FROM A POINT ON THE EASTERLY LINE, 65 FEET SOUTHWESTERLY OF THE PORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 55 FEET SCHINNECTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT: THAT PART OF LOT 120 LYING MURTHERSTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE, 55 FEST SOUTHWAS CERLY OF THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 25 JEHT SOUTHWESTERLY OF THE NORTHWRSTERLY CORNER OF SAID LOT; THAT PART OF LOT 121 LYING NORTHEASTERLY OF A LINE DRAWN PORTHWESTERLY FROM A POINT ON THE EAST ERLY LINE, 25 PEET SOUTHWESTERLY OF THE MURTHEASTERLY CORNER, TO A FOIRT ON THE NORTHERNY LINE OF SAID LOT, 16 FEET NORTHWESTERLY OF THE NORTHEASTERLY COMMANY'S ALL IN GRONGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WRSTCHESTER, A SUBDIVISION OF THE MORTHEAST 1/4 OF THE MORTHWEST 1/4 AND THE HORTHWEST 1/4 OF THE MORTHBAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN PRINCIPAL THE RIGHT OF WAY AND LANDS OF THE CHICAGO, MADISON AND NORTHER! ULLROAD AND THE ILLINOIS CENTRAL RAILROAD) IN COOK COUNTY, HISTINGIS,

LOTS 112 THROUGH 121 (EXCEPT THAT PART OF LOTS 116 PAU 117 LYING NORTHEASTERLY OF A LINE DRAWN HORTHWESTERLY FROM A POINT ON THE BASTEFY LINE OF LOT 116, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE NORTHEASTERLY COPYLE POINT ON THE WESTERLY LINE OF LOT 117, WHICH POINT IS 80 FEET SOUTHWESTERLY OF THE RORTHWESTERLY CORNER OF SAID LOT 117, THAT PART OF LOT 119 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY PROM A POINT ON THE EASTERLY LIKE, 80 FEET SOUTHWESTERLY OF THE NORTHWESTERLY 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 CORNER OF SAID LOT, TO A POINT ON THE WESTERLY LINE, 55 FEST SOUTHWESTERLY OF THE NORTHWESTERLY OF THE NORTHWESTERLY OF THE NORTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 120 LYING NORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE BASTERLY LINE, 55 FEST SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 120 LYING NORTHWESTERLY OF THE NORTHWESTERLY FROM A POINT ON THE BASTERLY LINE, 55 FEST SOUTHWESTERLY LINE, 15 PRET SOUTHWESTERLY CORNER OF SAID LOT, TO A FOINT ON THE WESTERLY LINE, 15 PRET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT, TO A FOINT ON THE WESTERLY LINE, 15 PRET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT, TO A FOINT ON THE WESTERLY LINE, 15 PRET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT, TO A FOINT ON THE WESTERLY LINE, 15 PRET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT, TO A FOINT ON THE WESTERLY LINE, 15 PRET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT; THAT PART OF LOT 121 LYING

MORTHEASTERLY OF A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE RASTERLY LINE, 25 FRET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER, TO A POINT ON THE NORTHERLY LINE OF SAID LOT, 16 FRET NORTHWESTERLY OF THE NORTHEASTERLY CORNER) ALL IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BRING A SUBDIVISION OF (EXCEPT THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 VESTCHESTER, BRING A SUBDIVISION OF (EXCEPT THE CHICAGO, MADISON AND NORTHERN RAILROAD AND THE ILLINOIS CENTRAL RAILROAD) THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 RAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

LOTS 42 THROUGH 46 AND 122 THROUGH 127 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITE N TO WESTCHESTER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE MORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE HORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 BAST OF THE TRIPD PRINCIPAL HERIDIAN (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO, MADISON AND NORTHERN HALDROAD AND THE ILLINOIS CRITEAL RAILROAD) ALL IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 4

LOTS 22 TO 29, BOTH NOLUSIVE, AND THE EAST 10 FEET OF LOT 30 IN GRORGE F, NIXON AND COMPANY'S TERMINAL ADD? TO MESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO MADISON AND MORTHERD BAILROAD AND THE LIBITURES CRITERIA, RATHROAD), THE MORTHERST 1/4 OF THE COUNTY, INCOMPANY 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS 001 Roosevelt Road 001 Derby Lane Westchester, Illinois

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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