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the masculine gender, as used herein, shall include the feminine and the neuter, and the singular number, as used herein, shall include the plural; that all rights and obligations under this Mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee, and that the powers herein mentioned may be exercised as often as occasion therefor arises.

IN WITNESS WHEREOF, the Northwest Commerce Bank, not personally but as Trustee as aforesaid, has caused these presents to be signed by its authorized officer designated below, and its corporate seal to be hereto affixed and attested by its authorized officer designated below.

Dated this 6th day of January, A.D., 1989.

NORTHWEST COMMERCE BANK NOT PERSONALLY
BUT AS TRUSTEE AS AFORESAID

BY: Michael G. Kolberg
Title: Senior Vice President

ATTEST: Kathleen J. Harris
Title: Asst. Trust Officer

Property of Cook County

STATE OF ILLINOIS }
COUNTY OF Cook } SS.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Miranda K. Kolberg, S.V.P. Senior V. P. of Northwest Commerce Bank and Kathleen J. Harris, Asst. Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed in the foregoing instrument as such officers appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Senior Vice President then and there acknowledged that said Asst. Trust Officer as custodian of the corporate seal of said Bank, did affix the corporate seal of said bank to said instrument as said Asst. Trust Officer own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

89020214

93139196

GIVEN under my hand and official seal this 6th day of January, 1989

Michelle L. Kopp
NOTARY PUBLIC

This instrument prepared by: Mail to
Lori L. Shales
Union National Bank
1 Fountain Square Plaza
Elgin, IL 60120



BOX 888 - CC

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 JAN 13 AM 11:07

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93139197

Loan No. 9003492/332/RB

WHEN RECORDED MAIL TO:

JAMES E GRUBER AND GARY D MCCABE
2510 N ASHLAND
CHICAGO, IL 60614

93139197

RELEASE OF MORTGAGE

STATE OF ILLINOIS)
COUNTY OF COOK)

KNOW ALL MEN BY THESE PRESENTS:

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That in consideration of payment of the debt named therein, WELLS FARGO CREDIT CORPORATION by these presents does hereby release land located in COOK County, State of ILLINOIS, described as follows. to-wit:

LOT 29 IN BLOCK 4 IN FULLERTON'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH ONE HALF OF THE SOUTH EAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO AND NORTHWESTERN RAILROAD AND THAT PART WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE EXCEPT HOWEVER, FROM THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 30 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED SEPTEMBER 4, 1930 AND RECORDED SEPTEMBER 10, 1930 AS DOCUMENT 10444858, IN COOK COUNTY, ILLINOIS.

P.I.N. 14.30.408 042.0000

P.O. No. 4:

2510 N. Ashland
Chicago, IL 60614

from the lien of a certain mortgage made and executed by JAMES E GRUBER, A DIVORCED MAN, NOT SINCE REMARRIED AND GARY D MCCABE A BACHELOR to WELLS FARGO CREDIT CORPORATION on the 30TH day of NOVEMBER, 1988, and recorded DECEMBER 5, 1988 in Document No. 88558687 in the Land Records of the Town of CHICAGO, County of COOK, and State of ILLINOIS, to the end that said mortgage shall cease to be a lien in the land above-described.

88558687

Witness their hands and seals, this 29TH day of JUNE, 1992.

CORPORATE SEAL

WELLS FARGO CREDIT CORPORATION
A California Corporation

By: Kathy R. Fox
KATHY R. FOX, VICE PRESIDENT

ATTEST:

By: Telma Castellanos
TELMA CASTELLANOS, ASSISTANT SECRETARY

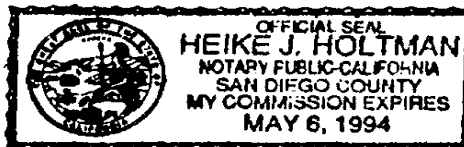
STATE OF CALIFORNIA)
County of San Diego)

(CORPORATION ACKNOWLEDGEMENT)

On July 7, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KATHY R. FOX and TELMA CASTELLANOS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as the VICE PRESIDENT and the ASSISTANT SECRETARY, respectively, of the Corporation that executed the within instrument and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors.

WITNESS My Hand and Official Seal.

Heike J. Holtman
Notary's Signature



(Notary's Seal)

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331-91397



MAIL TO James E. Gruber
2510 N. Ashland
Chicago, IL 60614

BOX 333