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

PARTIAL RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that YORK STATE BANK, a State Banking Association, as Mortgagee/Assignee for in consideration of One Dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit claim unto:

FIRST COLONIAL BANK TRUST, NOT PERSONALLY BUT HOLKLY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 24, 1992 AND KNOWN AS TRUST NO. 1-2367

of the County of Cook and State of Illinois all right, title, interest claim or demand whatsoever which said Mortgagee may have acquired in, through, or by a

- MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED JUNE 1, 1993 AND RECORDED JUNE 18, 1993 WITH THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 93470021,
- FIRST AMENDMENT TO LOAN AGREEMENT, NOTES, MORTGAGE, GUARANTY, AND OTHER LOAN DOCUMENTS DATED AUGUST 23, 1993 AND RECORDED AUGUST 23, 1993 WITH THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 93673891,
- SECOND AMENDMENT TO LOAN AGREEMENT, NOTES, MORTGAGE, GUARANTY AND OTHER LOAN DOCUMENTS DATED SEPTEMBER 15, 1993, AND RECORDED September 21, 1993 WITH THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 93755097

in, on or to the premises therein described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY COMMONLY KNOWN AS: 805 Fairmont Court Des Plaines, Illinois 60018

PIN:

THE UNDERSIGNED RETAINS A LIEN UPON THE BALANCES OF THE PREMISES (NOT HERETOFORE RELEASED) DESCRIBED IN SAID MORTGAGE.

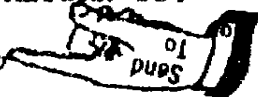
In Witness Where, said YORK STATE BANK, as Mortgagee/Assignee, has hereunto causes the corporate name and seal to be set by its authorized officers, this May 3, 1994.

YORK STATE BANK as Mortgagee/Assignee

BY: [Signature]
William E. [Name], Senior Vice President

ATTEST: [Signature]
[Name], Secretary

AFTER RECORDING PLEASE RETURN TO:
Mr. Angelo Palumbo
Fairmont Group
1200 Harger Road - Suite 500
Oak Brook, Illinois 60521



This instrument prepared by:
Sarah Towne, Michigan Ave. Nat'l Bank, 30 N. Michigan Ave., Chicago, IL 60602

FIRST AMERICAN TITLE INSURANCE # FATC - 071111

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STATE OF ILLINOIS)
DuPage) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that William E. Horn, Senior Vice President of YORK STATE BANK, and Michael Jeffries, Banking Associate of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Banking Associate respectively appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Senior Vice President and Banking Associate respectively, as aforesaid, and as the free and voluntary act of said YORK STATE BANK for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this May 3, 1994.

My commission expires:

'OFFICIAL SEAL'
JEANNINE M. ODELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-28-96

Jeannine M. Odell
NOTARY PUBLIC

DEPT-01 RECORDING 333.50
1786 05/24/94 14108100
140014 TRAN 1786 05/24/94 14108100
33224 AR *94-464843
COOK COUNTY RECORDER

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EXHIBIT "A"

Street Address 805 FAIRMONT COURT, DES PLAINES, ILLINOIS 60018

Permanent Index Number 09-20-320-044-0000, 09-20-320-045-0000, 09-20-320-046-0000 AND 09-20-320-047-0000.

LEGAL DESCRIPTION:

A PART OF LOTS 78 TO 79, BOTH INCLUSIVE, IN KOZIOL AND WEDGEWOOD RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20 AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 78 THENCE NORTH 87° 11' 40" EAST, 64.73 FEET; THENCE NORTH 2° 48' 20" WEST, 25.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2° 47' 12" WEST, 28.90 FEET; THENCE NORTH 87° 12' 48" EAST, 4.33 FEET; THENCE NORTH 42° 12' 48" EAST, 3.15 FEET; THENCE NORTH 02° 47' 12" WEST, 5.45 FEET; THENCE NORTH 2° 47' 12" WEST, 2.82 FEET; THENCE NORTH 2° 47' 12" WEST, 19.00 FEET; THENCE NORTH 87° 12' 48" EAST, 10.58 FEET; THENCE SOUTH 2° 47' 12" EAST, 60.08 FEET; THENCE SOUTH 87° 12' 48" WEST, 11.40 FEET; THENCE SOUTH 2° 47' 12" EAST, 5.55 FEET; THENCE SOUTH 87° 12' 48" WEST, 12.75 FEET TO THE POINT OF BEGINNING.

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