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ILLINOIS
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

94803005

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.

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS,

THAT WIC-TWO INVESTORS, L.P.

of the County of Dallas and State of Texas for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, do ss hereby remise, release, convey and quit-claim unto Chicago Title and Trust Company, not personally, but solely as Trustee under Trust Agreement dated March 23, 1988 and known as Trust No. 1090610, 171 N. Clark Street, Chicago, Illinois 60601 heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through, or by a certain Mortgage, bearing date the 9th day of August 1988, and recorded in the Recorder's Office of Cook County, in the State of Illinois in Book of page as Document Number 88369503*, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to wit: See Exhibit A attached hereto.

* As modified by Modification Agreement dated November 5, 1992 and recorded March 24, 1993 as Document No. 93217881 and assigned by Assignment of Mortgage dated December 20, 1993 and recorded as Document No. 0371795 and Assignment of Rents recorded** together with all the appurtenances and privileges thereunto belonging or appertaining.

WITNESS hand and seal this 30th day of AUGUST, 1988.

*** By: WIC-Two Investors, Inc. WIC-TWO INVESTORS, L.P.

By: Tenth JER Investment Asset Management, Inc., Asset Manager for WIC-Two Investors, Inc.

STATE OF Texas
COUNTY OF Dallas } ss.

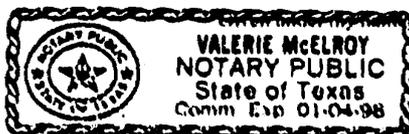
** on August 15, 1988 as Document No. 88369504

Valerie McElroy

a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that J. TABB NEBLETT

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

BOX 333-CTI



Valerie McElroy
Notary Public
Commission expires 1/4/98

This instrument was prepared by Michael B. Viner, Rosenthal and Schanfield, 55 E. Monroe, Chicago, Illinois 60603

and mail to

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RELEASE DEED

TO

GEORGE E. COLE
LEGAL FORMS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 SEP 14 AM 9:53

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EXHIBIT A

PARCEL 1:

LOT 2 AND PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNERS DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 366.82 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 620.49 FEET; THENCE NORTH 08 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 10.85 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 364.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 19 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 2, 3 AND 4, A DISTANCE OF 622.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS TO AND FROM NATCHEZ AVENUE, AS CREATED BY DECLARATION OF EASEMENTS MADE BY CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1977 AND RECORDED NOVEMBER 13, 1978 AS DOCUMENT 24714685 AND AS CREATED BY DEED FROM CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1977 KNOWN AS TRUST NUMBER 22942 TO HARRY Q. RONDE DATED OCTOBER 30, 1978 AND RECORDED NOVEMBER 13, 1978 AS DOCUMENT 24714686, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND: PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNERS DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 4, 366.82 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 4, AS MEASURED ALONG SAID EAST LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 37.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 615.30 FEET TO A POINT IN THE WEST LINE OF SAID LOT 3; THENCE NORTH 08 DEGREES 00 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 37.36 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 620.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

2222 Natchez, Oak Park, Illinois
P.I.N. 13-31-205-055-0000

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EXHIBIT A

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