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RELEASE OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES

KNOW ALL MEN BY THESE PRESENTS, THAT Bank of America National Trust and Savings Association, as Bond Trustee under that certain Indenture dated on or about January 20, 1994, for RTC Commercial Mortgage Loan - Backed Bonds, Series 1994-S1A, as supplemented by Series 1994 S1A Supplement dated on or about January 20, 1994 (by assignment from RTC Mortgage Trust 1994-S1, a Delaware business trust) (by assignment from the Resolution Trust Corporation, as conservator for Irving Federal Bank for Savings, F.S.B., formerly known as Irving Federal Savings and Loan Association), whose address is 555 Anton Blvd., Costa Mesa, California 02626 (hereinafter referred to as "Mortgagee") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit claim unto LaSalle National Trust, N.A., as Successor Trustee to LaSalle National Bank, not personally or individually, but as Trustee under Trust Agreement dated November 14, 1988 and known as Trust Number 113939, whose address is 135 S. LaSalle Street, Chicago, Illinois 60603 (hereinafter referred to as "Mortgagor"), all of its right, title, interest, claim or demand it may have acquired in, through or by the following described documents:

1. A Mortgage dated July 21, 1989, and recorded on July 26, 1989 with the Cook County Recorder of Deeds as Document No. 89342034, and any modification and amendment thereto,

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including, without limitation, those modifications and amendments recorded as Document Nos. 89342036, 91357195 and 92460611, made by Mortgagor to Mortgagee to secure a Principal Note of even date therewith, and any modification thereto, in the original principal amount of FIVE MILLION ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$5,120,000.00) DOLLARS; and

2. An Assignment of Rents and Leases dated July 21, 1989, and recorded on July 26, 1989 with the Cook County Recorder of Deeds as Document No. 89342035, and any modification and amendment thereto, from Mortgagor to Mortgagee; as same are applicable to the real estate described on Exhibit A attached hereto and by this reference incorporated herein; and

IN TESTIMONY WHEREOF, Mortgagee has caused this release to be signed to these presents as of this 25 day of October, 1994.

BANK OF AMERICA NATIONAL TRUST
AND SAVINGS ASSOCIATION, not
personally but as Bond Trustee
as aforesaid

By: TROTTER KENT, INC., a
Maryland corporation, as
Attorney-In-Fact pursuant
to Limited Power of
Attorney dated August 3,
1994

By: 
Louis J. Trotter Jr.,
President

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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STATE OF MARYLAND)
COUNTY OF MONTGOMERY) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT

Louis J. Trotter, Jr., President of TROTTER KENT, INC., a Maryland corporation, acting pursuant to a Limited Power of Attorney dated August 3, 1994 on behalf of Bank of America National Trust and Savings Association ("Bond Trustee"), as Bond Trustee under that certain Indenture dated on or about January 20, 1994 for RTC Commercial Mortgage Loan-Backed Bonds, Series 1994-S1A, as supplemented by Series 1994-S1A Supplement dated on or about January 20, 1994, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Louis J. Trotter Jr. President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as h/s own free and voluntary act, and as the free and voluntary act of said Corporation acting on behalf of the Bond Trustee pursuant to a Limited Power of Attorney dated August 3, 1994, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of October, 1994.

Linda Jean Comley

LINDA JEAN COMLEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 11, 1997

THIS DOCUMENT PREPARED BY
AND MAIL TO:

Rick Smith
KATZ RANDALL & WEINBERG
200 NORTH LASALLE STREET
SUITE 2300
CHICAGO, ILLINOIS 60601
KRW FILE NO. 04924.0011

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EXHIBIT "A"

LEGAL AND COMMON DESCRIPTION

PARCEL 1:

LOT 2 IN T. H. P. COMMERCIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED DECEMBER 9, 1986 AS DOCUMENT G8569492, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR (EXCEPT FOR VEHICLES IN EXCESS OF ONE TON IN GROSS WEIGHT) INGRESS AND EGRESS OVER AND ACROSS THE VEHICULAR AISLES, DRIVEWAYS, EXITS AND ENTRANCES TO BE CONSTRUCTED ON LOT 1 IN T. H. P. COMMERCIAL PARK SUBDIVISION AFORESAID, AS CREATED BY GRANT OF EASEMENT DATED JULY 24, 1989 AND RECORDED JULY 25, 1989 AS DOCUMENT 89340317.

Common Address: 4-48 Barrington Road, Streamwood, Illinois

Permanent Index Number: 06-13-403-017

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