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KNOW ALL MEN BY THESE PRESENTS, THAT CONTINENTAL BANK N.A. (formerly known as Continental Illinois National Bank and Trust Company of Chicago (the "Bank"), a national banking association, 231 South LaSalle Street, Chicago, Illinois 60697, in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby RELEASE, CONVEY AND QUIT CLAIM unto 420 West Grand Limited Partnership, an Illinois limited partnership (the "Borrower"), all of the right, title, interest, claim or demand whatsoever which the undersigned may have acquired in the real estate legally described on Exhibit "A" attached hereto and made a part hereof (the "Real Estate"), in, through or by the documents listed below (the "Mortgage Documents"), each filed for record in the Recorder's Office of Cook County, in the State of Illinois and each encumbering the Real Estate (and other property):

DOCUMENT	DATE OF DOCUMENT	DOCUMENT NUMBER	DATE OF RECORDATION
Revolving Credit Mortgage	12/27/88	88598296	12/29/88
First Amendment to Mortgage and Other Loan Documents	05/19/89	89216755 and re-recorded as 89239983	05/15/89 05/26/89
Second Amendment to Mortgage and Other Loan Documents	04/30/93	2 94429934	06/08/93
COLLATERAL ASSIGNMENT OF RENTS together with all appurtenances and privileges thereunto belonging or appertaining.	12/27/88	88598297	12/29/88

This Release does not release any covenants, warranties, indemnities or other obligations of Borrower or any other party under the Mortgage Documents which by their terms expressly survive the release or termination of such Mortgage Documents; provided, however, that this Release shall not as a full Release and termination of all liens, claims and interests Bank possesses under the Mortgage Documents in and to the Real Estate.

THIS IS A PARTIAL RELEASE. The validity and enforceability of each document described above shall remain in full force and effect as to the real estate encumbered thereby not specifically released by this Partial Release Deed.

IN WITNESS WHEREOF, the Bank has caused these presents to be signed by its duly authorized officers as of the 15th day of November, 1993.

ATTEST: CONTINENTAL BANK N.A.
(formerly Continental Illinois National Bank and Trust Company of Chicago)

By: [Signature] By: [Signature]
Its: Senior Vice President Its: Executive Vice President

Permanent Tax No.: 17-09-129-004, 007, 008, + 016

This instrument was prepared by: Bruce Baker
Mayer, Brown & Platt.
190 South LaSalle Street
Chicago, Illinois 60603

After Recording Return To:
420 West Grand Limited Partnership
c/o Urban Innovations
444 North Wells Street
Chicago, Illinois 60610
Attention: David Sachs

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Property of Cook County Clerk's Office

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CLERK OF COOK COUNTY
PUBLIC RECORDS

STATE OF ILLINOIS)
COUNTY OF COOK)

SS 94 FEB 28 PM 12:10

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I, ANDRES M. LLANES, a

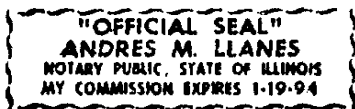
Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that MARCUS ACHESON, Vice

President of the within named CONTINENTAL BANK N.A., a national
banking association, and William Maguire, Senior Vice President of said
Bank, personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such

Executive Vice President and Senior Vice President,
respectively, and to me personally known to be such officers of said

Bank, 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 deed of said Bank, for the uses and purposes
therein set forth;

GIVEN under my hand and Notarial Seal this 16th
day of November, 1993.



[Signature]
Notary Public

My commission expires:

1-19-94

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EXHIBIT A

LEGAL DESCRIPTION

Unit 20 and PS 20 in 420 West Grand Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

Lots 1 through 10, both inclusive, in Block 5 in the Assessor's Subdivision of the Kingsbury Tract (South of Erie Street and East of Chicago River) in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded November 17, 1993 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 93959438.

Permanent Tax No(s):

Property Address:

420 W. Grand, Chicago, Illinois

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