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PARTIAL RELEASE DEED

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 for 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		9349934	06/08/93
Collateral Agreement	12/27/88	88598297	12/29/88

together with all appurtenances and privileges thereunto belonging or appertaining.

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 act 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. This 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 22 day of March, 1994.

ATTEST:

By: [Signature]
Its: Vice President

CONTINENTAL BANK N.A.
(formerly Continental Illinois National Bank and Trust Company of Chicago)
By: [Signature]
Its: Senior Vice President

Permanent Tax No.:

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

COOK COUNTY, ILLINOIS
FILED FOR RECORD

94 APR -8 PM 2:06

94319483

Box 389 - CTI
Sno Bonmar, D. Anetros Pflaum
30 N. LaSalle St. #2900
Chgo, Ill 60602

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APR 17 1994

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EXHIBIT A

LEGAL DESCRIPTION

Unit 5H and P 42 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 3 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 93929438 together with its undivided percentage interest in the common elements in Cook County, Illinois.

PIN 17-09-129-006
17-09-129-007
17-09-129-008
17-09-129-016

ADDRESS: 420 West Grand Avenue Unit 5H P 42,
Chicago, Illinois 60610

Office of Cook County Clerk's Office

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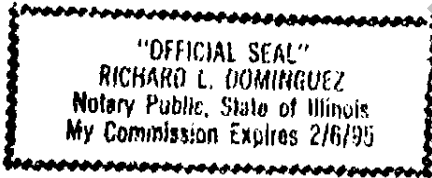
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STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Richard L. Dominguez, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William M. Mergens, Vice President of the within name CONTINENTAL BANK N.A., a national banking association, and Barbara Howell, the President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and 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 17th day of March, 1994.



Richard L. Dominguez
Notary Public

My commission expires:

2-6-95

Notary of Cook County Clerk's Office

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