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**PARTIAL RELEASE OF
MORTGAGE AND SECURITY
AGREEMENT AND ASSIGNMENT
OF RENTS AND LEASES**

. DEPT-01 RECORDING \$37.00
. T#2222 TRAN 3137 08/04/95 16:52:00
. #6925 KB *-95-517046
. COOK COUNTY RECORDER

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, as assignee of the Resolution Trust Corporation, as conservator or receiver of Irving Federal Bank for Savings ("Lender"), in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby RELEASE all the right, title, interest, claim or demand whatsoever which Lender may have acquired in, through or by (a) that certain Mortgage and Security Agreement dated as of August 11, 1989 and (i) recorded on August 30, 1989 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 89407819 and (ii) filed on August 30, 1989 in the Office of the Registrar of Title of Cook County, Illinois as Document LR 3821405, and (b) that certain Assignment of Rents and Leases dated as of August 11, 1989 and (i) recorded on August 30, 1989 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 89407820 and (ii) filed on August 30, 1989 in the Office of the Registrar of Title of Cook County, Illinois as Document LR 3821406, in and to that portion of the property encumbered by said Mortgage and Security Agreement and said Assignment of Rents and Leases which is legally described on Exhibit A attached hereto, together with all the privileges and appurtenances thereunto belonging or appertaining. Except for that portion of the property hereby released, the said Mortgage and Security Agreement and the said Assignment of Rents and Leases shall remain in full force and effect.

IN WITNESS WHEREOF, 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, as assignee of the Resolution Trust Corporation, as conservator or receiver of Irving Federal Bank for Savings has caused these presents to be signed this 31st day of August, 1995.

WITH DRAWN 90401098

(signature on next page)

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37.00
C.A.

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EXHIBIT A

Legal Description

UNIT 1004 AND PARKING SPACE NO. 46, A LIMITED COMMON ELEMENT, UNIT 1201 AND PARKING SPACE NO. 47, A LIMITED COMMON ELEMENT, IN MICHAEL'S TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91074681, AS AMENDED (THE "DECLARATION OF CONDOMINIUM") AND LOCATED IN LOTS 104, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90, BOTH INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

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