PARTIAL RELEASE OF MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LEASES DEPT-01 RECORDING

\$37.00

. 1:2222 TRAN 3137 08/04/95 16:52:00

#6925 FKB #-95-517046

COOK COUNTY RECORDER

KNOW A.I 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-SIA, as supplimented by Series 1994-SIA 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 DOILLARS (\$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 O:f ce 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 Councy, Illinois as Document LR 3821406, in and to that portion of the property encumbered by said Mortgage and Security Agreement and said Assignment of Reots and Leases which is legally described on Exhibit A attached hereto, togacher with all the privileges and appurtenances thereunto belonging of appartaining. Except for that portion of the property hereby released, the said Mortgage and Security Agreement and the said Assignment of Rents and Leases weall 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, es conservator or receiver of Irving Federal Bank for Savings has caused these presents to be signed this 340 day of August, 1995.

WITH DRAWN 90401098

(signature on next page)

\$555 TO 100 3 700

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BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Bond Trustee under that certain Indenture dated on or about January 20, 1994 for PTC Commercial Mortgage Loan-Backed Bonds, Series 1994 SIA, as supplemented by Series 1994. SIA Supplement dated on or about January 20, 1994, an anniquee of the Renolution Trunt Corporation, as conservator or receiver of Trying Federal Bank for Bayinga

Trotter Kent, Inc., a Maryland corporation, pursuant to a Limited Power of Attorney dated May 24, 1994

By: Title:

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I, the undersigned, a No ary Public in and for the County and State aforesaid, DO HEREBY CERTIF, THAT Louis J. Trotter, Jr., President of TROTTER KENT, INC., a Maryland corporation, acting pursuant to a Limited Power of Attorney dated May 24, 1994 on rehalf 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-SIA, as supplemented by Series 1994-SIA 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. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his 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 May 24, 1994, for the uses and purposes therein set forth.

EVEN under my hand and notarial seal, this 30 day

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

Jerrold M. Peven, Esq. Schwartz, Cooper, Greenberger & Krauss, Chartered Suite 2700 180 North LaSalle Street Chicago, Illinois 60601

Box 341 F (42008)94378\tim\telease.TEI 07/24/95 PIN(S):

17-04-215-071-1045 17-04-215-071-1058

Commonly known as: Units 1004 and 1201 Parking Space Nos. 46 and 47 1309 North Wells Street Chicago, Illinois 60610

356370 Te

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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 IN NSON'S
OF SECTIC
INCIPAL MERID.
SPECTIVE UNDIVIDE.

R \42008\94 L78\TTANCOMBLES JUL 07/24/70 BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THEIR

Sign Port

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