PARTIAL RELEASE OF MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LEASES OFFI-11 CORRENS (25.00)

14.0013 TRAN 7517 11/13/97 15:09:00

11.53: 1 C T #-95-782580

CO IN COUNTY RECORDER

95782580

KNOW ALL MEN BY THESE PRESENTS that BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCTATION, as Bond Trustee under that certain Indenture dated on or about January 20 994 for RTC Commercial Mortgage Loan-Backed Bonds, Series 1994-SIA, as supplemented by Series 1994-SIA Supplement dated on or about January 20, 1994, at issignee 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 Algust 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 or 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 Rints 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 Laid Mortgage and Security! Agreement and the said Assignment of Rents and Leaser shall remain in full force and effect.

IN WITNESS WHEREOF, BANK OF AMERICA NATIONAL TRUST ANY SAVINGS ASSOCIATION, as Bond Trustee under that certain Indenture duted on or about January 20, 1994 for RTC Commercial Mortgage Loan-Backed Bondy, Series 1994-SIA, as supplemented by Series 1994-SIA Supplement dated on or to ut 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 (ath day of XXXXXII) day of XXXXIII.

[signature on next page]

PROPERTY WITHDRAWN
FROM TORRENS
CTF 1494084

25m

Property of Coot County Clert's Office

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 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

By:

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

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I, the undersigned, 7 Notary Public in and for the County and State aforesaid, DO HEREBY CERTILY 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 benalf of Bank of America National Trust and Savings Association ("Bond Truster"), 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 Frublee purbuant to dated May 24, 1994, for the uses and purposes therein set forth.

November acting on behalf of the Bond Trustee pursuant to (Limited Power of Attorney

GIVEN under my hand and notarial seal this (11) day of ANN 1995.

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

Jerrold M. Peven, Esq. Schwartz, Cooper, Greenberger & Krauss, Chartered Suite 2700 180 North LaSaile Street Chicago, Illinois 50601

BOX 341



PIN(S): 17-04-215-071-1019 17-04-215-071-1062 17-04-215-071-1078 17-04-215-071-1047 17-04-215-071-1053 17-04-215-071-1046 17-04-215-071-1035

Commonly known as: Units 702, 1205, 1405, 1104, 1006, 1005 and 902 Parking Space Nos. 75, 81, 43, 51, 31, 34 and 77 1309 North Wells Street Chicago, Illinois 60610

r.:42004/941Fb\Elm\release TEI 05/01/95

Property of Coot County Clert's Office

EXHIBIT A

Legal Description

UNIT 702 AND PARKING SPACE NO. 75, A LIMITED COMMON ELEMENT, UNIT 1205 AND PARKING SPACE NO. 81, A LIMITED COMMON ELEMENT, UNIT 1405 AND PARKING SPACE NO. 43, A LIMITED COMMON ELEMENT, UNIT 1006 AND PARKING SPACE NO. 31, A LIMITED COMMON ELEMENT, UNIT 1104 AND PARKING SPACE NO. 51, A LIMITED COMMON ELEMENT, UNIT 1005 AND PARKING SPACE NO. 34, A LIMITED COMMON ELEMENT, AND UNIT 902 AND PARKING SPACE NO. 77, A LIMITED COMMON ELEMENT, IN MICHAEL'S TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECURDED 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 COOK COUNTY CRAYS OFFICE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED RERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

R:\4200B\94J3B\TLM\COMBLEG.MAY 04/20/95

Property of Cook County Clerk's Office

Secretarion of the Party of the