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95896695

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

DEPT-01 RECORDING \$39.00
T#0012 TRAN 8359 12/27/95 08:17:00
47093 + JM *-95-896695
COOK COUNTY RECORDER

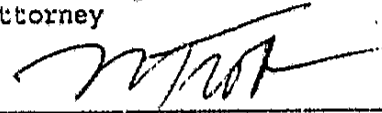
75-70-270 D2 Schmuttenmaier

KNOW ALL MEN BY THESE PRESENTS that RTC MORTGAGE TRUST 1994-S1, a Delaware business trust, 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 January 14, 1988 recorded on January 14, 1988 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 88-022776 (as amended by instruments recorded as Documents 90066044 and 91044861 and as assigned by instrument recorded as Document 94324755) and (b) that certain Assignment of Rents and Leases dated as of January 14, 1988 and recorded on January 14, 1988 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 88-022777, as amended, 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, RTC MORTGAGE TRUST 1994-S1, 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 20th day of December, 1995.

RTC MORTGAGE TRUST 1994-S1, a Delaware business trust

By: Trotter Kent, Inc., a Maryland corporation, pursuant to a Limited Power of Attorney

By: 
Title: President

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39.00

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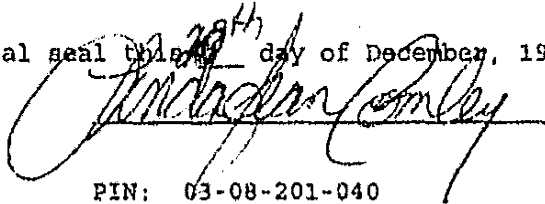
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STATE OF MARYLAND)
) SS
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Louis J. Trotter, Jr., President of TROTTER KENT, INC., a Maryland corporation, acting pursuant to a Limited Power of Attorney on behalf of RTC Mortgage Trust 1994-S1, a Delaware business trust (the "Mortgage Trust"), 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 Mortgage Trust pursuant to a Limited Power of Attorney, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of December, 1995.



THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:

PIN: 03-08-201-040

Commonly known as:

Daniel J. Kopp, Esq.
Schwartz, Cooper, Greenberger &
Krauss, Chartered
Suite 2700
180 North LaSalle Street
Chicago, Illinois 60601

355 West Dundee Road
Buffalo Grove, Illinois

Box 341

rl\42414\95572\release.txt 12/13/95

LINDA JEAN COMLEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 11, 1997

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EXHIBIT A

THE PREMISES

LOT 1 IN COVINGTON OFFICE PLAZA, A RESUBDIVISION OF LOT 1 IN CEDAR VIEW OFFICE PLAZA, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

355 W. DUNDRE ROAD
BUFFALO GROVE IL 60089

03-03-201-040

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