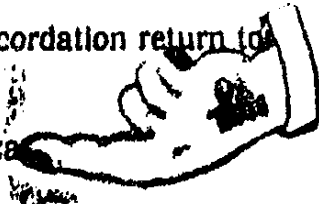


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95152101

Prepared by and after recordation return to
Steven M. Baumer
Hopkins & Sutter
Three First National Plaza
Suite 4100
Chicago, Illinois 60602



95152101

DEPT-01 RECORDING \$29.50
T#2222 TRAN 6102 03/07/95 11:56:00
#4736 # KB # -95-152101
COOK COUNTY RECORDER

94-1008A

RELEASE OF COLLATERAL ASSIGNMENT

For value received ITT Commercial Finance Corp., a Nevada corporation ("Secured Party"), does hereby without representation or warranty except as to ownership sell, assign, transfer, set over, release and deliver unto CC Commercial L.P., a Delaware limited partnership ("Debtor"), all its rights, power, privileges and interest in those certain documents described on Exhibit A attached hereto and relating to that certain real property legally described on Exhibit B attached hereto. This instrument is intended to reassign and release the security interest acquired by Secured Party for collateral purposes, as acquired under that certain Collateral Assignment of Note, Mortgage/Deed of Trust, Assignment of Rents and Leases, Title Insurance Policies, UCC Financing Statements and Additional Security dated November 4, 1994 ("Collateral Assignment"), and recorded as Document Number 04021154 in the Office of the Recorder of Deeds of Cook County, Illinois.

14-29-205-008, 009, 011
012, 013 + 014.

In Witness Whereof, the undersigned has executed this Release of Collateral Assignment this 27th day of January, 1995.

ITT COMMERCIAL FINANCE CORP., a Nevada corporation

Attest:
By: [Signature]
Its: ASST. SECRETARY

By: [Signature] (SEAL)
Name: THOMAS C MAY
Title: VICE PRESIDENT

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EXHIBIT A

All documents and instruments evidencing and securing that certain loan originally made on March 11, 1987 in the original principal amount of \$2,800,000.00 from ITT Commercial Finance Corp. to the Bank and Trust Company of Arlington Heights, as Trustee under Trust Agreement dated October 17, 1986 and known as Trust No. 3680 ("Loan"), and including without limitation the following ("Mortgage File"):

1. Promissory Note in the original principal amount of \$2,800,000.00 dated March 11, 1987.
2. Mortgage dated March 11, 1987 and recorded on March 16, 1987 as Document No. 87 U 0195. Mortgage modified by that certain First Mortgage Note and Loan Agreement dated June 1, 1988 (unrecorded).
3. Loan Agreement dated March 11, 1987.

4. UCC-1 Financing Statement

County: Cook
Recorder's No.: 87 U 08262
Date Recorded: March 31, 1987
Continuation Last Recorded: March 9, 1992 (No. 92 U 04155)

5. UCC-1 Financing Statement

State
Filing No.: 2257215
Date Filed: March 19, 1987
Continuation Last Recorded: March 6, 1992 (No. 2956755)
Amendment Filed: March 6, 1992 (No. 2956756)

6. UCC-1 Financing Statement

Filing No.: 2257216
Date Recorded: March 11, 1987
Continuation Last Recorded: March 6, 1992 (No. 2956756)
Amendment Filed: March 6, 1992 (No. 2956757)

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7. **Assignment of Rents**

Dated: March 11, 1987
Recorder's No.: 87140196
Date Recorded: March 16, 1987
Torrens Document No.: 3599163
County of Recording: Cook County, Illinois

8. **Loan Agreement**

Dated: March 11, 1987
County of Recording: Cook County, Illinois
Torrens Document No.: 3599162

9. **Guarantee**

Dated: March 12, 1987
By: Herbert Saywitz

10. **Modification:
First Amendment to Mortgage Note and Loan Agreement**

Dated: June 1, 1988
Recorder's No.: Not recorded

11. **Prenegotiation Agreement Date September 1, 1992**

12. **Owner's Duplicate Certificate of Title, Certificate No. 1483010**

13. **Assignment (Collateral) of Trust and Security Agreement**

Dated: March 9, 1987

14. **Any and all other Collateral, including, without limitation, those items described on the Assignment of Security Documents of even date herewith from Secured Party to Debtor, and all chattel paper, documents and instruments, contained in the Mortgage File delivered by Debtor to Secured Party in connection with the making of the Loan.**

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EXHIBIT B

Legal Description

LOTS 1 AND 2 IN BLOCK 1 IN GEHRKE AND BRAUCKMANN'S SUBDIVISION OF BLOCK 1 (EXCEPT THE 4.28 ACRES IN THE NORTH PART OF SAID BLOCK AND WEST OF GREEN BAY ROAD) IN CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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