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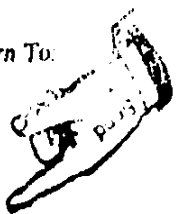
95318476

This instrument was prepared by:

Alan D. Pearlman
Schain, Finsel & Burney, Ltd.
222 North LaSalle St., Suite 1910
Chicago, Illinois 60601

After Recording Return To:

Owen Deutsch
641 West Lake Street
Suite 401
Chicago, Illinois 60661



DEPT-01 RECORDING \$25.50
T#0000 TRAN 1622 05/16/95 15:12:00
#7725 : C J * -95-318476
COOK COUNTY RECORDER

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT BANK OF AMERICA ILLINOIS, an Illinois banking corporation formerly known as CONTINENTAL BANK, a national banking corporation, (the "Bank"), 231 South LaSalle Street, Chicago, Illinois 60697, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby RELEASE, CONVEY AND QUIT CLAIM unto American National Bank and Trust Company of Chicago, a national banking association, as Trustee Under Trust Agreement Dated June 22, 1994 and known as Trust Number 112442-06 and Owen Deutsch (the "Borrower") all of the right, title, interest, claim or demand whatsoever which the undersigned may have acquired in the real estate legally described on Exhibit "A" attached hereto and made a part hereof (the "Real Estate"), in through, or by a certain Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement bearing date of the 14th day of July, 1994, and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document Number 94625004 encumbering the Real Estate together with all appurtenances and privileges thereunto belonging or appertaining.

This Release does not release any covenants, warranties, indemnities or other obligations of Borrower or any other party under the Mortgage Documents which by their terms expressly survive the release or termination of such Mortgage Documents; provided, however, that this Release shall act as a full Release and termination of all liens, claims and interests Bank possesses under the Mortgage Documents in and to the Real Estate.

IN WITNESS WHEREOF, the Bank has caused these presents to be signed by its duly authorized officers as of the 12th day of May, 1995

ATTEST:

By [Signature]
Its [Signature]

BANK OF AMERICA ILLINOIS, an Illinois banking corporation formerly known as CONTINENTAL BANK, an Illinois banking corporation

By [Signature]
Its JANE M. OR
VICE PRESIDENT

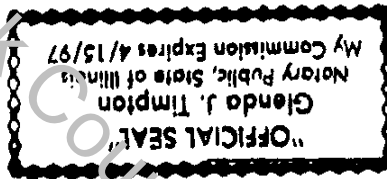
25.50

PUBLIC PUBLICAN TITLE INSURANCE #
FIRST AMERICAN TITLE INSURANCE # 083534 187 43

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Property of Cook County Clerk's Office



(Notary Public)

My commission expires:

Glenda J. Timpton
Notary Public
GIVEN under my hand and Notarial Seal this 12th day of May, 1995.

for the uses and purposes therein set forth:

acknowledged that they signed and delivered the said instrument as their own free and voluntary act and deed of said Bank,

respectively, and to me personally known to be such officers of said Bank, appeared before me this day in person and

names are subscribed to the foregoing instrument as such _____ Vice President and Banking Officers

_____ of said Bank, personally known to me to be the same persons whose

ILLINOIS, an Illinois banking corporation formerly known as CONTINENTAL BANK, an Illinois banking corporation, and

HEREBY CERTIFY that JANE H. O'KEEFE, Vice President of the within named BANK OF AMERICA

I, Glenda J. Timpton, a Notary Public in and for said County, in the State aforesaid, DO

STATE OF ILLINOIS)
) ss)
COUNTY OF COOK)

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EXHIBIT "A"

Legal Description

The Leasehold Estate created by that certain Ground Lease dated July 20, 1988 by and between CHICAGO TITLE AND TRUST COMPANY, not personally but as Trustee under Trust Agreement dated May 20, 1983 and known as Trust Number 1083468 ("Lessor") and The Beaven/Inter-American Companies, Inc., a Delaware corporation ("Beaven"), which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 4, 1983 as Document Number 88456808, which was assigned by Beaven to Manufacturer's Life Insurance Company, a corporation of Canada ("Manufacturers"), by an Assignment of Ground Lease dated April 14, 1993 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 17, 1993 as Document Number 93370791, which was assigned by Manufacturers to Assignor by an Assignment of Ground Lease dated July 15, 1994 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 18th day of July, 1994 as Document Number 94622381 regarding the following described land:

The East 50 feet of the North 15.4 feet of Lot 3 in Block 18 in Duncan's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Commonly Known as 310 South Peoria, Chicago, Illinois

Permanent Index Number: 17-17-226-09

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