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RELEASE OF MORTGAGE, SECURITY AGREEMENT, AND FINANCING STATEMENT

KNOW ALL MEN BY THESE PRESENTS, that MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation,

DOES HEREBY CERTIFY THAT a certain Mortgage, Security Agreement and Financing Statement executed by Lasalle National Bank, a national banking association, not personally, but as successor Trustee to Exchange National Bank of Chicago, under a Trust Agreement dated February 1, 1979 to Massachusetts Mutual Life Insurance Company, dated the 23rd day of September, 1985 and duly recorded in the Public Records of the County of Cook, State of Illinois, as Instrument No. 85-200-110, has been fully paid and satisfied, and is hereby released, together with those certain documents listed as Exhibit A, attached hereto and made a part hereof.

Massachusetts Mutual Life Insurance Company has caused this release to be executed by its duly authorized officers, and its corporate seal to be affixed, this 19th day of September, 1996.

PAID
\$26.00
\$5.50
\$1.00

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY

By: Madelyn K. Miller
Madelyn K. Miller, Managing Director

Attest:

Dorothy J. Gauthier
Dorothy J. Gauthier, Assistant Secretary

State of Massachusetts

SS.

County of Hampden

On this 19th day of September, 1996, before me personally appeared Madelyn K. Miller and Dorothy J. Gauthier, to me known to be the Managing Director and Assistant Secretary, respectively, of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed the day and year first above written.

Kathie Danie-Zina
Kathie Danie-Zina,
Notary Public in and for the State of Massachusetts
My Commission expires: December 1, 2000

PREPARED BY: Jennifer D.S. Tilsch
MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY
1295 STATE STREET, SPRINGFIELD, MA 01111-0001

L/JAN NO. 16740

96-467

SPRUE + ADDRESS PROPERTY
RAND ROAD @ Arlington ROAD
Arlington Heights

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OFFICE OF THE CLERK OF THE COURT
14000 N. LAKE ST. CHICAGO, IL 60641
TEL: (773) 353-1000 FAX: (773) 353-1001
WWW.COOKCOUNTYCLERK.COM

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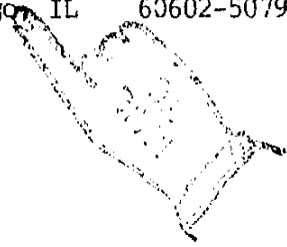
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EXHIBIT "A"

Pursuant to a written request made by the Beneficiary, **MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY**, a Massachusetts corporation does hereby grant and reconvey unto the parties entitled thereto, without warranty, all the estate and interest derived to it in the following documents:

1. That certain **Assignment of Leases and Rents**, by and between Lasalle National Bank, a national banking association, not personally, but as successor Trustee to Exchange National Bank of Chicago, under a Trust Agreement dated February 1, 1979 and Massachusetts Mutual Life Insurance Company, dated September 23, 1985 and recorded in Cook County Recorders Office, State of Illinois, as Instrument No. 85200111 on September 23, 1985.
2. That certain **Mortgage, Security Agreement and Financing Statement and Assignment of Leases and Rents Modification Agreement**, by and between Lasalle National Bank, a national banking association, not personally, but as successor Trustee to Exchange National Bank of Chicago, under a Trust Agreement dated February 1, 1979 and Massachusetts Mutual Life Insurance Company, dated October 16, 1990 and recorded in Cook County Recorders Office, State of Illinois, as Instrument No. 90512285 on October 19, 1990.
3. That certain **Note and Mortgage Modification Agreement No. 2**, by and between Lasalle National Bank, a national banking association, not personally, but as successor Trustee to Exchange National Bank of Chicago, under a Trust Agreement dated February 1, 1979 and Massachusetts Mutual Life Insurance Company, dated November 1, 1995 and recorded in Cook County Recorders Office, State of Illinois, as Instrument No. 96-043837 on January 17, 1996.

mail to: Lawrence Ordower
Ordower & Ordower
20 N. Clark suite 2610
Chicago, IL 60602-5079



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EXHIBIT A-B
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Legal Description

PARCEL 1:

That part of the Northeast Quarter of the Southeast Quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, and that part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at a point on the west line of Arlington Heights Road, said point being 195.0 feet south of the north line of said Northwest Quarter of the Southwest Quarter of said Section 17; thence north 89 degrees, 40 minutes west, and parallel with the north line of said Southwest Quarter, a distance of 585.0 feet; thence south 00 degrees, 20 minutes 00 seconds west, a distance of 33.05 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 290.35 feet; thence north 47 degrees, 57 minutes, 18 seconds west, a distance of 476.0 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 156.0 feet; thence north 47 degrees, 57 minutes, 18 seconds west, a distance of 62.0 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 178.37 feet to the northeasterly line of Rand Road; thence south 47 degrees, 57 minutes, 18 seconds east, along the northeasterly line of Rand Road, a distance of 1217 feet; thence north 42 degrees, 02 minutes, 42 seconds east, a distance of 178.37 feet; thence south 47 degrees, 57 minutes, 18 seconds east, a distance of 36.0 feet; thence north 42 degrees, 02 minutes, 42 seconds east, a distance of 156.0 feet; thence north 47 degrees, 57 minutes, 18 seconds west, a distance of 128.0 feet; thence north 42 degrees, 02 minutes, 42 seconds east, a distance of 298.12 feet; thence north 90 degrees, 00 minutes, 00 seconds east, a distance of 144.07 feet to the west line of Arlington Heights Road; thence north along the west line of Arlington Heights Road, 417.0 feet to the point of beginning, (except that part thereof falling within the following described parcel of land: that part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian and the Northeast Quarter of the Southeast Quarter of Section 18, aforesaid; described as follows:

Commencing at the point of intersection of the northerly line of Rand Road, as now located and established, with the west line of Arlington Heights Road, as now located and established, distant 50.00 feet west, measured at right angles, from the east line of the west half of the southwest quarter of said Section 17; thence northwesterly along the said northerly line of Rand Road, north 47 degrees, 57 minutes, 18 seconds west, a distance of 672.40 feet to the point of beginning; thence continuing along the said northerly line of Rand Road, north 47 degrees, 57 minutes, 18 seconds west, a distance of 1217.00 feet; thence north 42 degrees, 02 minutes, 42 seconds east, a distance of 2.00 feet; thence south 47 degrees, 57 minutes, 18 seconds east, a distance of 1217.00 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 2.00 feet to the point of beginning); all in Cook County, Illinois.

PARCEL 2A:

That part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows:

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Beginning at a point on the west line of Arlington Heights Road, said point being 612.0 feet south of the north line of said Northwest Quarter of the Southwest Quarter; thence south 90 degrees, 00 minutes, 00 seconds west, a distance of 144.07 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 298.12 feet; thence south 47 degrees, 57 minutes, 18 seconds east, a distance of 128.0 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 156.0 feet; thence north 47 degrees, 57 minutes, 18 seconds west, a distance of 36.0 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 178.37 feet to the northeasterly line of Rand Road; thence southeasterly along the northeasterly line of said road, bearing south 47 degrees, 57 minutes, 18 seconds east, a distance of 259.73 feet; thence north 42 degrees, 02 minutes, 42 seconds east, a distance of 158.96 feet; thence north 90 degrees, 00 minutes, 00 seconds east, a distance of 200.00 feet to the west line of Arlington Heights Road; thence north along the west line of said road, a distance of 587.22 feet to the point of beginning (except that part thereof falling within the following described parcel of land:

That part of the West Half of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the northerly line of Rand Road, as now located and established, with the west line of Arlington Heights Road, as now located and established, distant 50.00 feet west, measured at right angles, from the east line of the West Half of the Southwest Quarter of said Section 17; thence northwesterly along the said northerly line of Rand Road, north 47 degrees, 57 minutes, 18 seconds west, a distance of 50.15 feet to the point of beginning; thence continuing along the said northerly line of Rand Road, north 47 degrees, 57 minutes, 18 seconds west, a distance of 622.25 feet; thence north 42 degrees, 02 minutes, 42 seconds east, a distance of 2.00 feet; thence south 47 degrees, 57 minutes, 18 seconds east, a distance of 556.25 feet; thence south 61 degrees, 55 minutes, 30 seconds east, a distance of 53.95 feet; thence north 65 degrees, 30 minutes, 37 seconds east, a distance of 11.00 feet to a point on the said west line of Arlington Heights Road; thence southward along the said west line, south 00 degrees, 00 minutes, 00 seconds west, a distance of 20.33 feet; thence south 65 degrees, 30 minutes, 37 seconds west, a distance of 40.62 feet to the point of beginning); all in Cook County, Illinois.

PARCEL 2B:

That part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, and that part of the Northeast Quarter of the Southeast Quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows:

Commencing at a point on the west line of Arlington Heights Road, said point being 195.0 feet south of the north line of said Northwest Quarter of the Southwest Quarter of said Section 17; thence north 89 degrees, 40 minutes west, and parallel with the north line of said southwest quarter, a distance of 585.0 feet for a point of beginning of the tract to be described; thence south 00 degrees, 20 minutes, 00 seconds west, a distance of 33.05 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 290.35 feet; thence north 47 degrees, 57 minutes, 18 seconds west, a distance of 476.0 feet; thence south 42 degrees, 02 minutes, 42 seconds west, a distance of 156.0 feet; thence north 47 degrees, 57 minutes, 18 seconds west, a distance of 62.0 feet; thence south 42 degrees, 02 minutes, 42 seconds

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west, a distance of 178.3 feet to the northeasterly line of Rand Road; thence north 47 degrees, 57 minutes, 18 seconds west, a distance of 461.57 feet to a point on a line 25.0 feet south of and parallel with the north line of the Northeast Quarter of the Southeast Quarter of said Section 18; thence north 89 degrees, 48 minutes east, a distance of 480.46 feet to the east line of said Southeast Quarter of said Section 18; thence continuing south 89 degrees, 40 minutes east, along a line 25 feet south of and parallel with the north line of said Northwest Quarter of the Southwest Quarter of said Section 17, a distance of 490.68 feet; thence south 47 degrees, 55 minutes, 50 seconds east, a distance of 255.62 feet to the point of beginning; all in Cook County, Illinois.

PARCEL 2C:

That part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at a point on the west line of Arlington Heights Road, said point being 1199.22 feet south of the north line of said Northwest Quarter of the Southwest Quarter; thence north 90 degrees, 00 minutes, 00 seconds west, a distance of 200.00 feet; thence south 42 degrees, 02 minutes, 42 seconds west a distance of 158.96 feet to the northeasterly line of Rand Road; thence south 47 degrees, 57 minutes, 18 seconds east, along the northeasterly line of said road, a distance of 362.52 feet; thence north 60 degrees, 46 minutes, 47 seconds east, a distance of 42.67 feet to the west line of Arlington Heights Road; thence north along the west line of Arlington Heights Road, a distance of 340.00 feet to the point of beginning; except that part thereof falling within the following described parcel of land:

That part of the West Half of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the northerly line of Rand Road, as now located and established, with the west line of Arlington Heights Road, as now located and established, distant 50.00 feet west, measured at right angles, from the east line of the West Half of the Southwest Quarter of said Section 17; thence northwesterly along the said northerly line of Rand Road, north 47 degrees, 57 minutes, 18 seconds west, a distance of 50.15 feet to the point of beginning; thence continuing along the said northerly line of Rand Road, north 47 degrees, 57 minutes, 18 seconds west, a distance of 622.25 feet; thence north 42 degrees, 02 minutes, 42 seconds east, a distance of 2.00 feet; thence south 47 degrees, 57 minutes, 18 seconds east, a distance of 556.25 feet; thence south 61 degrees, 55 minutes, 30 seconds east, a distance of 53.95 feet; thence north 65 degrees, 30 minutes, 37 seconds east, a distance of 41.00 feet to a point on the said west line of Arlington Heights Road; thence southward along the said west line, south 00 degrees, 00 minutes, 00 seconds west, a distance of 20.33 feet; thence south 65 degrees, 30 minutes, 37 seconds west, a distance of 40.92 feet to the point of beginning); all in Cook County, Illinois.

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