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PARTIAL DISCHARGE OF A MORTGAGE AND SECURITY AGREEMENT, AN ASSIGNMENT OF RENTS AND LEASES, AND UNIFORM COMMERCIAL CODE STATEMENTS

96919712

File # C 97380

American National Bank and Trust Company of Chicago, a national banking association, successor in interest to NBD BANK, an Illinois state banking corporation, ("Mortgagee") whose address is 33 N LaSalle St Chicago, IL 60690, certifies that the Mortgage and

DEPT-01 RECORDING \$27.50
T40014 TRAN 9915 12/05/96 09:43:00
49124 & JW *--96-919712
COOK COUNTY RECORDER

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Security Agreement, executed and given to Mortgagee February 6, 1996 by Lincoln Loft, Inc., an Illinois Corporation and Imperial Lincoln Lofts Retail, L.L.C., an Illinois Limited Liability company, ("Jointly referred to as Mortgagor"), and recorded February 28, 1996 as Document No. 96153403, Cook County Records, is satisfied and released only to the extent that it covers the described real property located in the state of Illinois, Cook County, Illinois described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

IN ADDITION, the following documents are also released ONLY TO THE EXTENT THEY COVER THE DESCRIBED REAL PROPERTY:

1) Assignment of Rents and Leases executed by the Mortgagor and given to the Mortgagee February 6, 1996 and recorded February 28, 1996 as Document No. 96153403, Cook County Records

3) Certain Financing statements to which American National Bank is the Debtor and which were recorded:

February 28, 1996	Document No. 96U 2524
February 28, 1996	Document No. 96U 2523

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THIS PARTIAL DISCHARGE shall not affect any of the real estate subject to the lien and interests of the foregoing Mortgage and Security Agreement, Assignment of Rents and Leases, and the indicated UCC Financing Statements, and all such instruments, Liens, and interest shall remain in full force and effect as to real property other than that specifically released by this Partial Discharge.

Executed on October 16, 1996

Jim L. Imbenu

American National Bank
By: Jim L. Imbenu
Its: First Vice President

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me on October 16, 1996 by James L. Imbenu, a First Vice President of American National Bank, a national banking association, on behalf of the corporation.

[Handwritten mark]

Michele James

Michele James
Notary Public, Cook County, Illinois
My Commission Expires 8/24/97

This instrument was prepared by:
Michele James
Commercial Real Estate
American National Bank
33 N LaSalle Street
Chicago, Illinois 60690

"OFFICIAL SEAL"
MICHELE JAMES
Notary Public, State of Illinois
My Commission Expires 8/24/97

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EXHIBIT A

LEGAL DESCRIPTION:

UNIT 312 IN LINCOLN LOFTS CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 3 THROUGH 13, INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 96672710, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACE 6, AND PARKING SPACE 8, A LIMITED COMMON ELEMENT AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions and Easements aforesaid, and Grantor reserves the rights and easements set forth in said Declarations for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

This deed is subject to:

1. current non-delinquent real estate taxes and taxes for subsequent years;
2. the Declaration of Condominium;
3. the Declaration of Covenants, Conditions, Restrictions and Easements;
4. public, private and utility easements;
5. covenants, conditions, restrictions of record; applicable zoning and building laws, ordinances and restrictions;
6. applicable zoning and building laws, ordinances and restrictions;
7. roads and highways, if any;
8. acts done or suffered by the Grantee; and
9. Grantee's mortgage.

Commonly Known As: 3151 North Lincoln Avenue, Chicago, IL 60657
Permanent Index Nos: 14-29-100-002, 14-29-100-003, 14-29-100-004, and 14-29-100-005

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