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THIS DOCUMENT HAS BEEN PREPARED BY:

Raymond J. Werner, Esq.  
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Suite 1200  
120 S. Riverside Plaza  
Chicago, IL 60606  
08534-0003

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DEPT-01 RECORDING 941.50  
T#0011 TRAN 9806 01/08/96 14:12:00  
#9188 + RV \*-96-016544  
COOK COUNTY RECORDER

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## RELEASE DEED

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KNOWN ALL MEN BY THESE PRESENTS that NATIONSBANK, NATIONAL ASSOCIATION, SUCCESSOR-IN-INTEREST to MARYLAND BANK, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, convey, release and quit-claim all the right, title, interest, claim or demand with respect to all parties which it has or may have through or by the following:

- A. Mortgage dated March 5, 1973 and recorded March 8, 1973 as Document 22244313 made by Fair Lanes Illinois Bowling, Inc., a corporation of Maryland and others to Maryland National Bank to secure a Note for \$3,000,000.00;
- B. Agreement dated March 5, 1973 and recorded March 8, 1973 as Document 22244314 among Fair Lanes Bowling, Inc., First Continental Realty Fund, Ltd., Fair Lanes, Inc., Greater Chicago Indoor Tennis Clubs, Inc. and Maryland National Bank;
- C. Agreement dated March 5, 1973, and recorded March 8, 1973 as Document 22244315 among Fair Lanes Illinois Bowling, Inc., Greater Chicago Indoor Tennis Clubs, Inc. and First Continental Realty Fund, Ltd.;
- D. Assignment of lease (a Memorandum of which was recorded March 8, 1973 as Document 22244322), made by First Continental Realty Fund, Ltd. to Maryland National Bank; and
- E. Financing Statement made by Fair Lanes Illinois Bowling, Inc. and filed March 8, 1973 as 73 U 16289.

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and to the property therein described, located at 1401 East Sibley Boulevard, Dolton, Cook County, Illinois, which is more particularly described on Exhibit A attached hereto and

LAWYERS TITLE INSURANCE CORPORATION

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made a part hereof, together with all the appurtenances and privileges thereunto belonging and appertaining.

IN WITNESS WHEREOF, the undersigned has caused its seal to be official and these presents to be executed as of DECEMBER 22, 1995.

NATIONSBANK, NATIONAL ASSOCIATION

BY: Margaret T. Everett (SEAL)  
Margaret T. Everett, Its Vice President

AFTER RECORDING, PLEASE RETURN TO:  
Mr. Paul F. Robinson  
Mid-Atlantic Realty Trust  
1306 Concourse Drive, Suite 200  
Linthicum, MD 21090

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## "EXHIBIT A"

### PARCEL 1:

The North 420.89 feet of Lot 4 together with the South 220.89 feet of the North 420.89 feet of Lot 5 (as measured on the West line of aforesaid Lot 4) in Diekman's Subdivision of the West ½ of the Northeast ¼ of the Southeast ¼ of Section 11 and the West ½ of the Southeast ¼ of Section 11 (except 6 acres in square form in the Northwest corner of said West ½ of the Southeast ¼ of Section 11) and also the Northeast ¼ of Section 14 (except a triangular piece of land in the Southeast ¼ of the Northeast ¼ lying Southerly of the P.C. and St. L. Railroad), all being in Township 36 North, Range 14 East of the Third Principal Meridian, also that part of the Northwest ¼ of the Southeast ¼ of said Section 14 lying North of the Calumet River, according to the plat thereof recorded May 2, 1896 as Document Number 2381952; Except the North 33 feet used for Sibley Boulevard, the West 25 feet of aforesaid Lot 4 dedicated for Dorchester Avenue and the East 2 feet of aforesaid Lot 5 dedicated for Dante Avenue, (part of the South line of the aforesaid South 220.89 feet of the North 420.89 feet of Lot 5 coincides with the North face of a brick building), in Cook County, Illinois.

EXCEPTING THEREFROM a two (2) foot strip of land lying in Lots 4 and 5 aforesaid which lies North of and adjoining the Southern line of Parcel 1 hereinabove described, in Cook County, Illinois, conveyed by Deed recorded as Document Number 26856871,

ALSO EXCEPTING THEREFROM, that part of the land described as follows, acquired by Department of Transportation of State of Illinois in Condemnation Proceedings in Case Number 79 L 25167:

Beginning at the Northeast corner of said Lot 4; thence South along the East line of said Lot 4, a distance of 40 feet to a point; thence West along a line 40 feet South of and parallel to the North line of said Lot 4, a distance of 125.5 feet, to a point; thence Southwesterly along a straight line, a distance of 21.21 feet, more or less, to a point, said point being 25 feet East of the West line of said Lot 4 and 55 feet South of the North line of said Lot 4; thence West along a line 55 feet South of and parallel to the North line of said Lot 4, a distance of 25 feet, to a point on the West line of said Lot 4; thence North along the West line of said Lot 4, a distance of 55 feet, to the Northwest corner of Lot 4; thence East along the North line of said Lot 4, a distance of 165.5 feet to the Northeast corner of said Lot 4, said point being the point of beginning (except the North 33 feet used for Sibley Boulevard and the West 25 feet of aforesaid Lot 4 dedicated for Dorchester Avenue), in Cook County, Illinois.

ALSO,

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## PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 over and across a strip of land 10 feet in width, lying South of and adjoining the South line of Parcel 1 aforesaid, except the East 140.16 feet thereof and the West 25 feet thereof, as created by Easement Agreement by and between First Continental Realty Fund, Ltd. and Fair Lanes Illinois Bowling, Inc. dated March 5, 1973 and recorded March 8, 1973 as Document Number 22244324, in Cook County, Illinois.

PIN: 29-11-401-014-0000  
29-11-401-015-0000

PROPERTY ADDRESS: 1401 East Sibley, Dolton, Illinois 60419

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