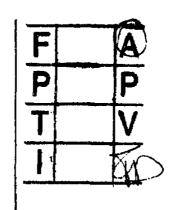
PARTIAL RELEASE OF MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT

OF RENTS AND LEASES



DEPT-11 TORRENS

\$27.50

- T40013 TRAN 3457 02/28/96 10:49:00
- . \$0564 \$ DW #-96-150925
  - COOK COUNTY RECORDER

96150925

KNOW ALL MEN BY THESE PRESENTS that BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSICIPTION, as Bond Trustee under that certain Indenture dated on or about January 20, 1994 for RTC Commercial Mortgage Loan-Backed Bonds, Series 1994-SIA, as supplemented by Series 1994-SIA Supplement dated on or about January 20, 1994, as assignee of the Resolution Trust Corporation, as conservator or receiver of Irving Federal Bank for Savings ("Lender"), in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receip; and sufficiency of which are hereby acknowledged, does hereby RELEASE all the right, title, interest, claim or demand whatsoever which Lender may have acquired in, through or by (a) that certain Mortgage and Security Agreement dated as of August 11, 1989 and (i) recorded on August 30, 1989 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 89407819 and (ii) filed of August 30, 1989 in the Office of the Registrar of Title of Cook County, Illinois as Document LR 3821405, and (b) that certain Assignment of Rents and Leanes dated as of August 11, 1989 and (i) recorded on August 30, 1989 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 89407820 and (ii) filed on August 30, 1989 in the Office of the Registrar of Title of Cook County, Illinois as Document LR 3821406, in and to that portion of the propercy encumbered by said Mortgage and Security Agreement and said Assignment of Pants and Leases which is legally described on Exhibit A attached hereto, together with all the privileges and appurtenances thereunto belonging or appertaining. Except for that portion of the property hereby released, the laid Mortgage and Security Agreement and the said Assignment of Rents and Leases chall remain in full force and effect.

IN WITNESS WHEREOF, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Bond Trustee under that certain Indenture dated on or about January 20, 1994 for RTC Commercial Mortgage Loan-Backed Bonds, Series 1994-S1A, as supplemented by Series 1994-S1A Supplement dated on or about January 20, 1994, as assignee of the Resolution Trust Corporation, 7.3 conservator or receiver of Irving Federal Bank for Savings has caused these presents to be signed this Light day of March, 1996.

Ebrung

(signature on next page)

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Property of Cook County Clerk's Office

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Bond Trustee under that certain Indenture dated on or about January 20, 1994 for RTC Commercial Mortgage Loan-Backed Bonds, Series 1994-S1A, as supplemented by Series 1994-SIA Supplement dated on or about January 20, 1994, as assignee of the Resolution Trust Corporation, as conservator or receiver of Irving Federal Bank for Savings

By:

Trotter Kent, Inc., a Maryland corporation, pursuant to a Limited Power

of Attorney dated May 1994

Title:

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I, the undersigned, a Motary Public in and for the County and State aforesaid, DO HEREBY CERTIF. THAT Louis J. Trotter, Jr., President of TROTTER KENT, INC., a Maryland corporation, acting pursuant to a Limited Power of Attorney dated May 24, 1994 on behalf of Bank of America National Trust and Savings Association ("Bond Trustee"), as Bond Trustee under that certain Indenture dated on or about January 20, 1994 for RTC Commercial Mortgage Loan-Backed Bonds, Series 1994-S1A, as supplemented by Series 1994-S1A Supplement dated on or about January 20, 1994, at assignee of the Resolution Trust Corporation, as conservator or receiver of Irving Federal Bank for Savings, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation acting on behalf of the Bond Trustee pursuant to a Limited Power of Attorney dated May 24, 1994, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this a day of Maxen 1996.

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

Jerrold M. Peven, Esq. Schwartz, Cooper, Greenberger & Krauss, Chartered Suite 2700 180 North LaSalle Street Chicago, Illinois 60601

PIN(S):

17-04-215-071-1079 17-04-215-071-1034

Commonly known as: Units 1406 and 901 Parking Space Nos. 63 and 67 1309 North Wells Street Chicago, Illinois 60610

41 94378\tim\release.TK1 02/22/96

Proports of County Clerk's Office

#### EXHIBIT A

Legal Description

UNIT 1406 AND PARKING SPACE NO. 63, A LIMITED COMMON ELEMENT, UNIT 901 AND PARKING SPACE NO. 67, A LIMITED COMMON ELEMENT, IN MICHAEL'S TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91074681, AS AMENDED (THE "DECLARATION OF CONDOMINIUM") AND LOCATED IN LOTS 194, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90, BOTH INCLUSIVE, IN ASON'L
OF SETT.
INCIPAL MTRIL.
SPECTIVE (NDIVIL.

R:\42008\94378\TLM\COMBLEG.FEB 02/22/9 BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST

Property of Coot County Clerk's Office