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THIS INSTRUMENT WAS PREPARED BY
AND UPON RECORDING RETURN TO:

Patricia V. Gentry
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603

RCX 170

9623365
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DEPT-01 RECORDING \$23.00
T4000* TRAN 6349 03/27/96 14:04:00
#3065 *L.V. *--93-233665
COOK COUNTY RECORDER

RELEASE OF MORTGAGE

KNOW ALL PERSONS BY THESE PRESENTS, that Toronto Dominion (Texas), Inc., as administrative agent for the Lenders ("Mortgagee"), having an office at 909 Fannin, Houston, Texas 77010, does hereby remise, release, convey and quitclaim unto Chicago Sun-Times, Inc., having an address at 401 N. Wabash Avenue, Chicago, Illinois 60611, its successors and assigns forever, all right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of March 31, 1994 (the "Mortgage"), recorded in the Recorder's Offices in Cook County in the State of Illinois as Document No. 94298697, together with all appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF the undersigned has executed this Release of Mortgage as of the 11 day of March, 1996.

TORONTO DOMINION (TEXAS), INC.

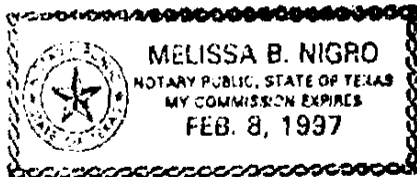
By: [Signature]
Title: [Signature]

State of Texas)
)
County of Harris)

9623365

The foregoing instrument was acknowledged before me this 11 day of March, 1996, by Sophia D. Sgarbi, Vice President of Toronto Dominion (Texas), Inc. on behalf of said corporation. Given under my hand and seal this 11 day of March, 1996.

[Notarial Seal]



[Signature]
Notary Public

My Commission Expires:

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EXHIBIT A

Description of the Land

PARCEL 1:

LOTS 25, 26, 27, 28, AND 29 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN JUNGE'S SUBDIVISION OF LOT 60 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 54, 55, 56, 57, 58 AND 59 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A STRIP OF LAND, FORMERLY A PRIVATE ALLEY WEST OF AND ADJOINING LOTS 1 AND 2, AND EAST OF AND ADJOINING LOTS 3, 4, 5, 6, 7 AND 8 ALL IN JUNGE'S SUBDIVISION OF LOT 60 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

address of property: 222 S. Racine, Chicago
permanent index numbers: 17-17-113-027-0000
17-17-113-028-0000
17-17-113-029-0000
17-17-113-030-0000

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