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PARTIAL RELEASE DEED FOR CONSTRUCTION LOAN MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT

96264305

DEPT-01 RECORDING 23.50
T90003 TRAN 5643 04/09/96 09147:00
#7586 # LPI #-96-264305
COOK COUNTY RECORDER

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(the above space for recorders use only)

KNOW ALL MEN BY THESE PRESENTS,

THAT COMMERCIAL NATIONAL BANK OF CHICAGO, a National Banking Association, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, convey, release and quit-claim unto: (i) American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 20, 1995 and known as Trust No. 120525-02, and Ridge Terrace, L.L.C. both of the County of Cook, and State of Illinois all its right, title, interest, claim, or demand whatsoever which it may have acquired in, thorough, or by a certain Construction Loan Mortgage, Assignment of Rents, Security Agreement and Fixture Financing Statement bearing date the 30th day of June, A.D. 1995 and recorded in the RECORDER'S OFFICE of Cook County, in the State of Illinois as Document Number 95433627 to the premises therein described, as follows, to wit:

PARTIAL RELEASE OF 228 RIDGE, UNIT 1 AND PARKING SPACE NO. 3 ONLY

Unit 228-1 and P 3 in Ridge Terrace Condominium as delineated on a survey of the following described real estate:

PARCEL 1: Lot 15 in Block 4 in Evanston Heights, a subdivision of Lots 16 and 18 and (except the West 198 feet of the North 94 feet) Lot 15 and (except the West 198 feet) Lot 20 in County Clerks Division in the Northwest 1/4 of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: That part of the Northwest 1/4 of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the center line of Ridge Avenue and the South line extended East of Lot 15 in Block 4 in Evanston Heights aforesaid; thence Southerly along said center line to a point 368 feet South of the North line of the South 1/2 of the Northwest 1/4 of said Section, being the Northeast corner of Ridge View Subdivision in said Northwest 1/4; thence West along said North line 233 feet; thence Northerly, parallel with the center line of Ridge Road, to the South line of Lot 15 in Block 4 in Evanston Heights aforesaid, extended West; thence East along the South line of Lot 15 and said South line extended, to the place of beginning (except the Westerly 17.38 feet thereof dedicated for the public alley by Plat filed as Document Number 1337290, in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document 96109783, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

PIN: 11-30-116-018-0000 and 11-30-116-019-0000

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situated in the City of Evanston, County of Cook, and State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining. IN WITNESS WHEREOF, the said COMMERCIAL NATIONAL BANK OF CHICAGO has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Commercial Loan Officer, this 3rd day of April, 1996

COMMERCIAL NATIONAL BANK OF CHICAGO

By: [Signature] Assistant Vice President

John P. Ascher

Attest:

[Signature]
John L. Olsen

Commercial Loan Officer

STATE OF ILLINOIS)

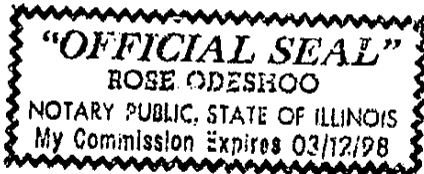
) SS.

COUNTY OF COOK)

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, John P. Ascher, Assistant Vice President of Commercial National Bank of Chicago, and John L. Olsen, Commercial Loan Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Commercial Loan Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Commercial Loan Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of April, 1996.

96284305



[Signature]
Notary Public

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

MAIL TO: (Name) David Keeffe
(Address) 2771 La Salle #1910
(City & State) Chicago IL

ADDRESS OF PROPERTY

228 Ridge
Unit 1 and Parking Space No. 3
Evanston, Illinois

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED.
THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

Rose Odeshoo

COMMERCIAL NATIONAL BANK OF CHICAGO
4800 North Western Avenue, Chicago, Illinois 60625-1986



60601-1102