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RIDER NO. 1 TO PURCHASE AGREEMENT

THIS RIDER IS ATTACHED TO AND MADE A PART OF THAT CERTAIN PURCHASE AGREEMENT DATED THE 10th DAY OF February, 1996, BY AND BETWEEN Nancy Goodwin AS PURCHASER(S), AND CP - IGL PARTNERSHIP, An Illinois Partnership, sole beneficiary of LaSalle National Trust, N.A., Trust No. 118065, AS SELLER (THE "Purchase Agreement").

~~Pin # 17-03-225-025-000 and 17-03-225-030-000~~

PARTIAL TERMINATION OF LEASE

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The Property referenced in the Purchase Agreement is subject to a certain lease from Prudential Insurance Company of America, as lessor, to Winston Development Corporation, as lessee, dated November 21, 1969, a Memorandum of which was recorded March 6, 1970 as Document No. 21099160 in Cook County, Illinois (said lease as from time to time amended is referred to herein as the "Ground Lease"). The interest of the lessor under the Ground Lease has been assigned to LaSalle National Trust, N.A., not individually, but solely as Trustee under Trust Agreement dated May 20, 1993 and known as Trust No. 118065. The interest of the lessee under the Ground Lease has been assigned to LaSalle National Trust, N.A., not individually, but solely as Trustee under Agreement dated May 20, 1993 and known as Trust No. 118066.

In consideration of the consummation of the unit sale transaction, as contemplated in the Purchase Agreement, the undersigned, not personally, but as Trustee of Trust No. 118065 and Trust No. 118066 aforesaid, hereby releases and terminates the Ground Lease as pertains to Residential Condominium Unit No. 350K of the 111 East Chestnut Condominium, more particularly described on Exhibit A attached hereto, subject to the express condition that the transaction is closed as contemplated in the Purchase Agreement and the Trustee's Deed to Residential Condominium Unit No. 350K is duly recorded in the offices of the Cook County, Illinois Recorder of Deeds.

IN WITNESS WHEREOF, the parties hereto have executed this Partial Release as of the 29th date of February, 1996.

LASALLE NATIONAL TRUST, N.A., not personally, but as Trustee under Trust No. 118065 and Trust No. 118066

By: [Signature]
Its: SR. VICE PRESIDENT

ATTEST:

By: Nancy A. Stock
Its: ASSISTANT SECRETARY

75-96433-60-54701

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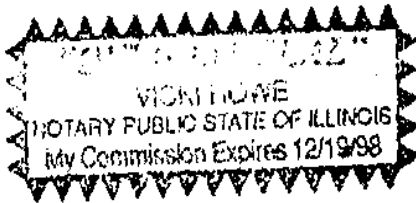
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STATE OF ILLINOIS)
COUNTY OF Cook)

I, VICKI HOWE, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH W. LANG, as Sr. Vice President and NANCY A. STAGB, as Assistant Secretary of LASALLE NATIONAL TRUST, N.A., not personally but as Trustee under Trust Agreements known as Trust nos. 118065 and 118066, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Sr. Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and the purposes therein set forth; and said Assistant Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Company did affix the corporate seal of said Company to said instrument as her own free and voluntary act and as the free and voluntary act of said company, for the uses and purpose therein set forth.

GIVEN under my hand and notarial seal this 29th day of February, 1996.

Vicki Howe
Notary Public



MAIL TO:
CONTRACT ADMIN
111 E CROSBRY
39A
Chicago IL
60601

Clerk's Office

96354701

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STREET ADDRESS: 111 EAST CHESTNUT, UNIT 35A
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-03-225-025-0000

LEGAL DESCRIPTION:

UNIT 3500K IN THE 111 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, 1N IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04074563; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

. DEPT-01 RECORDING \$27.00
. T#0012 TRAM 0526 05/09/96 15:02:00
. #0940 + CG *-96-354701
. COOK COUNTY RECORDER
. DEPT-10 PENALTY \$20.00

Property of Cook County Clerk's Office

BOX 333-CTI

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PERMANENT INDEX NUMBERS: 17-03-225-031; 17-03-225-032; 17-03-225-033;
17-03-225-034; 17-03-225-035; 17-03-225-036; 17-03-225-037; 17-03-225-038;
17-03-225-039; 17-03-225-040; 17-03-225-041; 17-03-225-042; 17-03-225-043;
17-03-225-044; 17-03-225-045; 17-03-225-046; 17-03-225-047; 17-03-225-048;
17-03-225-049; 17-03-225-050; 17-03-225-051; 17-03-225-052; 17-03-225-053;
17-03-225-054; 17-03-225-055; 17-03-225-056; 17-03-225-057; 17-03-225-058;
17-03-225-059; 17-03-225-060; 17-03-225-061; 17-03-225-062; 17-03-225-063;
17-03-225-064; 17-03-225-065; 17-03-225-066; 17-03-225-067; 17-03-225-068;
17-03-225-069; 17-03-225-070.

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