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DEPT-01 RECORDING \$47.50
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COOK COUNTY RECORDER

PARTIAL
RELEASE DEED

20045151710 JK

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MM*

Know all Men by these Presents, that LASALLE BANK FSB, formerly known as LASALLE CRAGIN BANK, a federal savings bank, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby Release, Convey and Quit-Claim unto

American National Bank & Trust Company of Chicago a National Banking Association as trustee under trust agreement dated 09/07/93 and known as Trust Number 117400-08 and Riverbend Lofts, Inc. an Illinois Corporation

all the right, title interest, claim or demand, whatever it may have acquired in, through or by a certain MORTGAGE Dated February 24, 1994 and recorded in the Recorder's Office of Cook County, Illinois, on March 1, 1994 as Document No. 94193841 and a LEASE AND RENT ASSIGNMENT dated February 24, 1994 recorded in the Recorder's Office of Cook County, Illinois on March 1, 1994 as Document No. 94193842, a LOAN MODIFICATION AND MORTGAGE SPREADING AGREEMENT dated December 7, 1994 recorded in the Recorder's Office of Cook County, Illinois on January 23, 1995 as Document No. 95050080, a LOAN MODIFICATION AND MORTGAGE SPREADING AGREEMENT dated December 7, 1994 and recorded in the Recorder's Office of Cook County, Illinois on January 25, 1995 as Document No. 95056622 and a SECOND LOAN MODIFICATION AGREEMENT dated February 28, 1995, recorded in the Recorder's Office of Cook County, Illinois on March 22, 1995 as Document No. 95192796 and a THIRD LOAN MODIFICATION AGREEMENT dated October 3, 1995 and recorded in the Recorder's Office of Cook County, Illinois on October 19, 1995 as Document No. 95714349 to the premises therein described as follows, to wit:

This is a partial release for land described only in
EXHIBIT "A"

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IN WITNESS HEREOF, LASALLE BANK, F.S.B has caused its corporate seal to be hereto affixed, and has caused its name to be signed by its Vice President and attested by its Vice President this 1st day of May, 1996.

By *Elizabeth A. Gooch*
Elizabeth A. Gooch, Vice President

Attest *Robert G. Santangelo*
Robert G. Santangelo, Vice President

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10300000

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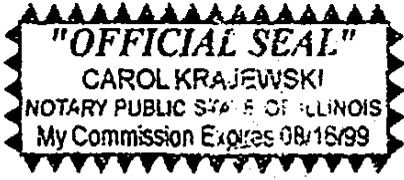
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Elizabeth A. Gooch Vice President of LASALLE BANK FSB and Robert G. Santangelo Vice President of said Bank, personally known to me and to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Vice President 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.

Given under my hand and Notarial Seal this 1st day of May, 1996.

Notary Public

Carol Krajewski



MAIL TO: RiverbendLofts, Inc.
c/o Brown & Peters
2950 N. Lincoln
Chicago, IL 60657



This Instrument was prepared
and drafted by:
L. Kenny
LaSalle Bank FSB
8303 W. Higgins Road
Sixth Floor
Chicago, IL 60631

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT 103 IN THE RIVERBEND LOFTS II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE) SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND BEING ALSO 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.85 FEET TO AN INTERSECTION WITH THE EXTENSION NORTHEASTERLY OF THE CENTER LINE OF A 17 INCH WALL OF A BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SAID CENTER LINE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 0 SECONDS FROM NORTHWESTERLY TO SOUTHWESTERLY WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 120 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.95 FEET; THENCE NORTHEASTERLY PERPENDICULAR WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

ALSO

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE, PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 376.05 FEET, THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 9 MINUTES AND 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12 INCH WALL TO A FOUR STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL, BEING A LINE FORMING AN ANGLE OF 90 DEGREES 9 MINUTES AND 30 SECONDS FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 83.65 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 40 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 53.17 FEET; THENCE NORTHEASTERLY

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PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE 138.6 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 120 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 16.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID PARALLEL LINE 84.95 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 20.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH CLYBOURN AVENUE 84.95 FEET; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO CLYBOURN AVENUE, A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 1995 AS DOCUMENT 95643884, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

COMMONLY KNOWN AS 2620 NORTH CLYBOURN, CHICAGO, ILLINOIS

P.I.N. 14-30-400-051-000 and 14-30-400-053-000

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