

97401743

Prepared by and Return to:

Mike Sutic
Capital Associates Realty Advisors
1201 North Clark Street
Suite 300
Chicago, IL 60610-2270

RECORDING 548.50
157777 TRAN 3735 06/05/97 14:22:00
BOOK & INDEX 4-97-4131743
COOK COUNTY RECORDER
DEFERRED PENALTY 450.00

① Call CMC

LIMITED RELEASE

KNOW ALL MEN BY THESE PRESENTS, that CAPITAL ASSOCIATED REALTY ADVISORS (hereafter "Capital"), as agent for Teachers' Retirement System of the State of Illinois, for and in consideration of the payment of a portion of the indebtedness secured by the following (the "Loan Documents"):

- (A) That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated January 30, 1992 as Document No. 92066228;
- (B) That certain Collateral Assignment of Leases, Rents, Contracts and Approvals dated January 31, 1992 as Document No. 92066229;
- (C) That certain Mortgage and Security Agreement dated October 1, 1990 and recorded October 3, 1990 as No. 90480723, as amended by (i) First Amendment to Loan Documents dated September 20, 1991 and recorded September 26, 1991 as Document No. 92066231; and by
- (D) That certain Collateral Assignments of Leases, Rents, Contracts and Approvals dated October 1, 1990 and recorded October 3, 1990 as Document No. 90480724, as amended by (i) First Amendment to Loan Documents dated September 20, 1991 and recorded September 26, 1991 as Document No. 91502749 and by (ii) Second Amendment to Loan Documents dated January 30, 1992 and recorded January 31, 1992 as Document No. 92066231;

does hereby REMISE, RELEASE, CONVEY and QUITCLAIM unto the owner of record and its or their successors and assigns, all right, title, interest, claim or demand whatsoever that Capital may have acquired in the property legally described on Exhibit A attached hereto, in by or through the Loan Documents.

THIS LIMITED RELEASE DOES NOT RELEASE OR IN ANYWAY IMPAIR OR AFFECT THE LIEN OF THE LOAN DOCUMENTS WITH RESPECT TO ANY UNIT IN 345 FULLERTON PARKWAY CONDOMINIUM NOT SPECIFICALLY DESCRIBED ON EXHIBIT A AND EXPRESSLY RELEASED HEREBY, AND DOES NOT AFFECT ANY OTHER CLAIM WHICH CAPITAL MAY HAVE AGAINST 345 FULLERTON PARKWAY ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, OTHER THAN OWNERSHIP INTERESTS IN CONDOMINIUMS SPECIFICALLY DESCRIBED IN EXHIBIT A.

This Limited Release is executed as of the 16 day of May, 1997.

CAPITAL ASSOCIATES REALTY ADVISORS
as agent of Teachers' Retirement
System of the State of Illinois

By: Thomas J. Polyn
Its: Executive V.P.

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52.00
1.50
49

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9.

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STATE OF ILLINOIS)
COUNTY OF COOK)

SS.

The foregoing instrument was acknowledged before me this 22 day of May, 1997 by Capital Associates Realty Advisors, an Illinois corporation, on behalf of the corporation, as agent for Teachers' Retirement System of the State of Illinois.

Gretchen Baumbeck
Notary Public



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EXHIBIT A

Unit Nos. 401, 402, 403, 404, 405, 406, 501, 502, 503, 504, 505, 506, 507, 508, 510, 512, 601, 602, 603, 604, 605, 606, 607, 608, 610, 612, 701, 702, 703, 704, 705, 706, 707, 708, 801, 802, 803, 804, 805, 806, 807, 808, 810, 812, 901, 902, 903, 904, 905, 906, 907, 908, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2300, 2301, 2303, 2305, 2307, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2501, 2502, 2507, 2504, 2505, 2506, 2507, 2508, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008,
 in 345 Fullerton Parkway Condominium as delineated on a plat of survey of the following described parcels of real estate:

Parcel 1:

Lot 1, 2 and 3 in Block 2 in Peterboro Terrace Addition to Chicago, being a subdivision of part of Block 2 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The East 60 feet of the West 248 feet of the North 150 feet of Lot 3 in Adams and Porters Subdivision of that part of Blocks 2 and 3 lying North of the East and West center line of Blocks 2 and 3 of Canal Trustees' Subdivision of part of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for the 345 Fullerton Parkway Condominium Association recorded as Document No. 92066230, together with their undivided percentage interests in the common elements.

Tax I. D. Nos.:

- 14-33-200-001
- 14-33-200-002
- 14-33-200-003
- 14-33-200-004
- 14-33-200-005

Address: 345 W. Fullerton Parkway
Chicago, Illinois 60614

14-33-200-26

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CONDOMINIUM 14-33-200-016
345 FULLERTON PARKWAY CONDO.
Rec. Jan. 31, 1992 O.C. 9206234

| UNIT | UNIT | UNIT |
|-------------|-------------|-------------|
| 401 • 1001 | 1206 • 1074 | 2106 • 1146 |
| 402 • 1002 | 1207 • 1075 | 2107 • 1147 |
| 403 • 1003 | 1208 • 1076 | 2108 • 1148 |
| 404 • 1004 | 1201 • 1077 | 2201 • 1149 |
| 405 • 1005 | 1202 • 1078 | 2202 • 1150 |
| 406 • 1006 | 1203 • 1079 | 2203 • 1151 |
| 501 • 1007 | 1204 • 1080 | 2204 • 1152 |
| 502 • 1008 | 1205 • 1081 | 2205 • 1153 |
| 503 • 1009 | 1206 • 1082 | 2206 • 1154 |
| 504 • 1010 | 1207 • 1083 | 2207 • 1155 |
| 505 • 1011 | 1208 • 1084 | 2208 • 1156 |
| 506 • 1012 | 1401 • 1085 | 2209 • 1157 |
| 507 • 1013 | 1402 • 1086 | 2301 • 1158 |
| 508 • 1014 | 1403 • 1087 | 2303 • 1159 |
| 510 • 1015 | 1404 • 1088 | 2305 • 1160 |
| 512 • 1016 | 1405 • 1089 | 2307 • 1161 |
| 601 • 1017 | 1406 • 1090 | 2401 • 1162 |
| 602 • 1018 | 1407 • 1091 | 2402 • 1163 |
| 603 • 1019 | 1408 • 1092 | 2403 • 1164 |
| 604 • 1020 | 1401 • 1093 | 2404 • 1165 |
| 605 • 1021 | 1402 • 1094 | 2405 • 1166 |
| 606 • 1022 | 1803 • 1095 | 2406 • 1167 |
| 607 • 1023 | 1804 • 1096 | 2407 • 1168 |
| 608 • 1024 | 1805 • 1097 | 2408 • 1169 |
| 610 • 1025 | 1806 • 1098 | 2501 • 1170 |
| 612 • 1026 | 1807 • 1099 | 2502 • 1171 |
| 701 • 1027 | 1908 • 1100 | 2503 • 1172 |
| 702 • 1028 | 1601 • 1101 | 2504 • 1173 |
| 703 • 1029 | 1602 • 1102 | 2505 • 1174 |
| 704 • 1030 | 1603 • 1103 | 2506 • 1175 |
| 705 • 1031 | 1604 • 1104 | 2507 • 1176 |
| 706 • 1032 | 1605 • 1105 | 2508 • 1177 |
| 707 • 1033 | 1606 • 1106 | 2501 • 1178 |
| 708 • 1034 | 1607 • 1107 | 2502 • 1179 |
| 801 • 1035 | 1608 • 1108 | 2503 • 1180 |
| 802 • 1036 | 1701 • 1109 | 2504 • 1181 |
| 803 • 1037 | 1702 • 1110 | 2505 • 1182 |
| 804 • 1038 | 1703 • 1111 | 2506 • 1183 |
| 805 • 1039 | 1704 • 1112 | 2507 • 1184 |
| 806 • 1040 | 1705 • 1113 | 2508 • 1185 |
| 807 • 1041 | 1706 • 1114 | 2701 • 1186 |
| 808 • 1042 | 1707 • 1115 | 2702 • 1187 |
| 810 • 1043 | 1708 • 1116 | 2703 • 1188 |
| 812 • 1044 | 1801 • 1117 | 2704 • 1189 |
| 901 • 1045 | 1802 • 1118 | 2705 • 1190 |
| 902 • 1046 | 1803 • 1119 | 2706 • 1191 |
| 903 • 1047 | 1804 • 1120 | 2707 • 1192 |
| 904 • 1048 | 1805 • 1121 | 2708 • 1193 |
| 905 • 1049 | 1806 • 1122 | 2801 • 1194 |
| 906 • 1050 | 1807 • 1123 | 2802 • 1195 |
| 907 • 1051 | 1808 • 1124 | 2803 • 1196 |
| 908 • 1052 | 1701 • 1125 | 2804 • 1197 |
| 1001 • 1053 | 1702 • 1126 | 2805 • 1198 |
| 1002 • 1054 | 1703 • 1127 | 2806 • 1199 |
| 1003 • 1055 | 1704 • 1128 | 2807 • 1200 |
| 1004 • 1056 | 1705 • 1129 | 2808 • 1201 |
| 1005 • 1057 | 1706 • 1130 | 2701 • 1202 |
| 1006 • 1058 | 1707 • 1131 | 2702 • 1203 |
| 1007 • 1059 | 1708 • 1132 | 2703 • 1204 |
| 1008 • 1060 | 1701 • 1133 | 2704 • 1205 |
| 1101 • 1061 | 2002 • 1134 | 2705 • 1206 |
| 1102 • 1062 | 2003 • 1135 | 2706 • 1207 |
| 1103 • 1063 | 2004 • 1136 | 2707 • 1208 |
| 1104 • 1064 | 2005 • 1137 | 2708 • 1209 |
| 1105 • 1065 | 2006 • 1138 | 2801 • 1210 |
| 1106 • 1066 | 2007 • 1139 | 2802 • 1211 |
| 1107 • 1067 | 2008 • 1140 | 2803 • 1212 |
| 1108 • 1068 | 2101 • 1141 | 2804 • 1213 |
| 1201 • 1069 | 2102 • 1142 | 2805 • 1214 |
| 1202 • 1070 | 2103 • 1143 | 2806 • 1215 |
| 1203 • 1071 | 2104 • 1144 | 2807 • 1216 |
| 1204 • 1072 | 2105 • 1145 | 2808 • 1217 |
| 1205 • 1073 | | |

CONDOMINIUM 14-33-207-051

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4. The land referred to in the commitment is described as follows:

Units 401, 402, 403, 404, 405, 406, 501, 502, 503, 504, 505, 506, 507, 508, 510, 512, 601, 602, 603, 604, 605, 606, 607, 608, 610, 612, 701, 702, 703, 704, 705, 706, 707, 708, 801, 802, 803, 804, 805, 806, 807, 808, 810, 812, 901, 902, 903, 904, 905, 906, 907, 908, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1901, 1902, 1903, 1904,

1905, 1906, 1907, 1908, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2300, 2301, 2303, 2305, 2307, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 345 FULLERTON PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED January 31, 1991 AS DOCUMENT NUMBER 92066230, OF THE FOLLOWING DESCRIBED REAL ESTATE.

Parcel 1:

LOTS 1, 2 AND 3 IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN ADAMS AND PORTERS SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 OF CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

92066230

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