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PARTIAL RELEASE
OF CONSTRUCTION
MORTGAGE, ASSIGNMENT
OF LEASES AND RENTS,
AND SECURITY
AGREEMENT; COLLATERAL
ASSIGNMENT OF LEASES
AND RENTS
("PARTIAL RELEASE")

97635247 / 97631895

DA CML

97525821

DEPT-01 RECORDING \$33.00
T#0012 TRAN 6006 07/21/97 15:29:00
#2083 CG *-97-525821
COOK COUNTY RECORDER

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

KNOW ALL PERSONS BY THESE PRESENTS, that BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION as successor by merger to Bank of America Illinois, a national banking association, having an office in the County of Cook, State of Illinois (the "Bank"), for and in consideration of the payment of the indebtedness secured by the Mortgage (as hereinafter defined), and of the sum of ONE DOLLAR, the receipt and adequacy of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUITCLAIM unto PARK TERRACE LIMITED PARTNERSHIP, an Illinois limited partnership (the "Mortgagor") its successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to that portion of the premises described on Exhibit A attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Bank may have acquired in, through or by that certain Construction Mortgage, Assignment of Leases and Rents, and Security Agreement ("Mortgage") dated as of June 17, 1996 in favor of the Bank and recorded in the Office of the Recorder of Deeds, Cook County, Illinois (the "Recorder's Office") on June 21, 1996 as Document No. 96-479405; and that certain Collateral Assignment of Leases and Rents dated as of June 17, 1996 ("Assignment") and recorded in the Recorder's Office on June 21, 1996 as Document No. 96-479408. See Attached Legal Descriptions

THIS IS A PARTIAL RELEASE and such security instruments described above shall continue in full force and effect as to other real estate described therein and not expressly released hereby or by other instrument of record.

BOX 333-CT1

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IN WITNESS WHEREOF, said Bank has caused these presents to be executed by its
Vice President this 8th day of July, 1997.

BANK OF AMERICA NATIONAL TRUST &
SAVINGS ASSOCIATION, a national banking
association

By: *Kevin P. [Signature]*
Its: VICE PRESIDENT

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THIS INSTRUMENT PREPARED BY:

Sandra J. Williams, Esq.
231 S. LaSalle Street, 14L
Chicago, Illinois 60697

AFTER RECORDING, RETURN TO:

PARK TERRACE LIMITED PARTNERSHIP
814 N. FRANKLIN STREET
CHICAGO, ILLINOIS 60610

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STATE OF ILLINOIS)

SS.)

COUNTY OF COOK)

I, Kimberly Taylor, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Kevin C. Haggerty, personally known to me to be the Vice President of BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION as successor by merger to Bank of America Illinois, a national banking association, and personally known to me to be the same person and acknowledged that as such officer she/he signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8th day of July, 1997.

"OFFICIAL SEAL"
KIMBERLY TAYLOR
Notary Public, State of Illinois
My Commission Expires 5/28/2001
My commission expires:

5/28/2001

Kimberly Taylor
Notary Public

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CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007670975 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL "A", DISTANT 144.00 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF: THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 23.10 FEET TO A POINT; THENCE SOUTH 47 DEGREES 26 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 5.60 FEET TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A BUILDING PARTY WALL FOR A DISTANCE OF 76.96 FEET TO A POINT, DISTANT 138.40 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER OF SAID PARCEL "A", ALL IN COOK COUNTY, ILLINOIS

ALSO

BEING THAT PART OF PARCEL "A" DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 2.09 FEET OF LOT 44; ALSO, LOTS 45 TO 50, BOTH INCLUSIVE; ALSO, LOT 51 (EXCEPTING THEREFROM THE SOUTHEASTERLY 8.73 FEET THEREOF) ALL IN BLOCK 16 IN PIERCE'S ADD TO HOLSTEIN, IN THE THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PA: 1862 N. Wilmot; Chicago, IL

PIN NO: 14-31-312-046-0000

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007670024 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND THAT FOR THE CONVENIENCE OF THE LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "A"; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A" FOR A DISTANCE OF 17.97 FEET TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 23.10 FEET TO A POINT; THENCE 42 DEGREES 34 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 6.38 FEET TO A POINT ON A LINE PARTIALLY CROSSING A BUILDING PARTY WALL AND DRAWN 24.35 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 76.94 FEET TO A POINT OF THE NORTHEASTERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 47 DEGREES 26 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 24.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

BRING A PART OF PARCEL "A" DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 2.09 FEET OF LOT 44, ALSO, LOTS 45 TO 50, BOTH INCLUSIVE; ALSO: LOT 51 (EXCEPTING THEREFROM THE SOUTHEASTERLY 8.73 FEET THEREOF), ALL IN BLOCK 16 IN PIERCE'S ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PA: 1846 N. Wilmot, Chicago, IL

PIN NO: 14-31-312-046-0000

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