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PARTIAL RELEASE
DEED (ILLINOIS)

DEPT-01 RECORDING \$25.00
 T#0012 TRAN 3656 01/08/97 15:23:00
 #7745 # CG *-97-018008
 COOK COUNTY RECORDER

This space reserved for Recorder's use only.

KNOW ALL MEN BY THESE PRESENTS,

25⁰⁰ in

THAT KEMPER INVESTORS LIFE INSURANCE COMPANY, an Illinois insurance corporation ("Grantor"), whose address is 120 South LaSalle Street, Chicago, of the County of Cook and State of Illinois, for and in consideration of One Dollar (\$1.00), and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, convey and quit-claim unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually but as Trustee under Trust Agreement dated May 9, 1989, and known as Trust No. 108-303-05 ("Grantee"), 33 North LaSalle Street, Chicago, Illinois 60690, its successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever that Grantor may have acquired in, through, or by a certain Mortgage, Fixture Filing and Security Agreement With Assignment of Cash Collateral, dated May 18, 1989, recorded May 22, 1989, in the Recorder's Office of Cook County, in the State of Illinois as Document Number 89229748, as amended pursuant to the following: (1) Modification of Note, Mortgage and Other Loan Documents recorded as Document Number 89434900, and (2) Second Modification of Note, Mortgage and Other Loan Documents recorded as Document Number 89558632, and (3) Second Amendment and Modification of Loan Agreement, Mortgage and Other Loan Documents recorded as Document Number 91330993, but only with respect to the premises more particularly described on Exhibit "A" attached hereto, together with all the appurtenances and privileges thereunto belonging or appertaining.

WITNESS its hand and seal this 30 day of December, 1996.

KEMPER INVESTORS LIFE INSURANCE
COMPANY, an Illinois insurance corporation

By: *Frederick L. Blackmon*
 Name: Frederick L. Blackmon
 Title: Authorized Signatory

By: *Timothy F. Verelli*
 Name: Timothy F. Verelli
 Title: Authorized Signatory

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BOX 333-CTI

76-42-12402 Fall
RF

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STATE OF ILLINOIS
COUNTY OF Lake

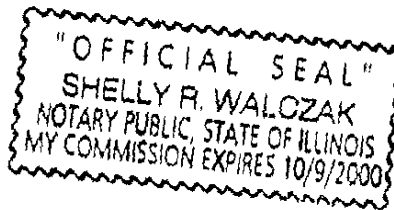
I, Shelly R. Walozak, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Frederick Blackmer and Timothy Verrill personally known to me to be the authorized signatories of Kemper Investors Life Insurance Company, an Illinois insurance corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such authorized signatories each person signed and delivered the said Instrument as his/her free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 30 day of December, 1996.

Shelly R. Walozak
Notary Public

My Commission Expires:

10/9/2000



MAIL TO:

Edward S. Goldman, Esq.
Rudnick & Wolfe
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PIN: 07-13-306-003

Address: 1243 and 1249 E. Higgins
Schaumburg, Illinois

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 2 IN PARK ST. CLAIRE PLAZA RESUBDIVISION NO. 1, RECORDED MAY 2, 1995 AS DOCUMENT NO. 95288758 AND RE-RECORDED JULY 7, 1995 AS DOCUMENT NO. 95441456 BEING A RESUBDIVISION OF LOT 2 IN PARK ST. CLAIRE PLAZA, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF LOT 2, AFORESAID, AS CREATED BY AND DEFINED IN ARTICLE 2 OF THE OPERATION AND EASEMENT AGREEMENT DATED APRIL 14, 1993 AND RECORDED MAY 10, 1993 AS DOCUMENT NO. 93351020.

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