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97021436

After Recording Mail To:
Terrestris Development
1301 W 22ND St - Suite 210
Oak Brook IL 60521

This Document Prepared By:
DeeDee Djinovich
Under The Supervision of
William Navolio
Oak Brook Bank
1400 Sixteenth St
Oak Brook IL 60521

. DEPT-01 RECORDING \$23.50
. T40011 TRAN 5034 01/09/97 15:16:00
. 40631 KF *-97-021436
. COOK COUNTY RECORDER

PARTIAL RELEASE DEED

This Release Deed is made November 19, 1996, by Oak Brook Bank,
1400 Sixteenth Street, Oak Brook, IL 60521, an Illinois Banking
Corporation ("the Bank").

Whereas, by a certain Mortgage, dated December 7, 1994 and
recorded in the Recorder's Office of Cook County, State of Illinois,
in Book , Page , as Document No. 04033477, the premises
situated in the County of Cook, State of Illinois, and more
particularly described as follows:

Property Address: 2029 Cheshire Drive, Hoffman Estates, IL 60192

PIN: 06-04-200-015, 06-04-200-021-, 06-04-200-026, Vol. No. : 060

Lot 81 In Bridlewood Farm Unit One, being a Subdivision of Part of the
South 1/2 of Section 4, Township 41 North, Range 9, East of the Third
Principal Meridian, in Cook County, Illinois.

were conveyed to the Bank, as Mortgagee, to secure the payment of an
indebtedness in the principal amount of TWELVE MILLION ONE HUNDRED
FIFTY THOUSAND And No/100 Dollars (\$12,150,000.00) and

Whereas, said indebtedness was further secured by An Assignment
of Rents Recorded December 9, 1994 as Document 04033478, a Financing
Statement Filed on December 9, 1994 as Number 94U17476 and an
Amendment to Loan Documents Recorded as Document Number 96183979 and

Whereas, the indebtedness secured has been partially paid,
satisfied and discharged.

Now, Therefore, the Bank for and in consideration of the
premises, and the sum of One Dollar, the receipt of which is hereby
acknowledged, does hereby release the previously described real
property from the lien created by the aforesaid Mortgage and the other
described instruments, and does hereby release, quitclaim and convey

Handwritten initials: 2330

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unto Deer Crossing II Limited Partnership, A Delaware Limited Partnership, and His/Her/Their heirs, successors, legal representatives and assigns, whatever right, title, interest, claim or demand the Bank may have acquired in, through or by said Mortgage and the other described instruments to the said property.

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

In Witness Whereof, the Bank has caused this Release Deed to be executed by its duly authorized officers, and its corporate seal affixed on November 19, 1996.

OAK BROOK BANK

By

Jeffrey W. Brown, Senior V.P.

By

Stavroula Giafis, V.P.

STATE OF ILLINOIS

ss

COUNTY OF DUPAGE

I, The Undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Jeffrey W. Brown, Senior Vice President, of Oak Brook Bank And Stavroula Giafis, Vice President, of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such S. V. P. and V. P. 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 Bank, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that, as custodian of the corporate seal of said Bank, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal November 19, 1996.

Mary K. Ciapponi
NOTARY PUBLIC

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"OFFICIAL SEAL"
MARY K. CIAPPONI
Notary Public, State of Illinois
Expires 12/12/99