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PARTIAL RELEASE DEED FOR CONSTRUCTION MORTGAGE

97108255 DEPT-01 RECORDING #25.50
T#0001 TRAN 8334 02/18/97 11:52:00
#1979 # RC *-97-108255
COOK COUNTY RECORDER

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(the above space for recorders use only)

KNOW ALL MEN BY THESE PRESENTS,

THAT CORUS BANK, N.A. formerly known as Commercial National Bank of Chicago, a National Banking Association, for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, convey, release and quit-claim unto Robert J. Kroupa and Catherine Kroupa, husband and wife and Robert J. Kroupa, Jr., of the County of Cook, and State of Illinois all its right, title, interest, claim, or demand whatsoever which it may have acquired in, through, or by a certain Construction Mortgage bearing date the 12th day of July A.D. 1996, and recorded in the RECORDER'S OFFICE of Cook County, in the State of Illinois as Document Number 96549001, to the premises therein described, as follows, to wit:

See Attached

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Property Address: 1244-64 West Byron Street, Unit 1256-3, Chicago, Illinois 60617
PIN: 14-20-103-088-0000 and 14-20-103-091-0000

situated in the City of Chicago County of Cook and State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining. IN WITNESS WHEREOF, the said CORUS BANK, N.A. has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Commercial Loan Officer, this 10th day of February, 1997.

CORUS BANK, N.A.

By:

David A. Turf, Assistant Vice President

Attest:

Daniel V. Farkas, Commercial Loan Officer

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STATE OF ILLINOIS)

SS.

COUNTY OF COOK)

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, David A. Turf, Assistant Vice President of Corus Bank, N.A., and Daniel V. Farkas, Commercial Loan Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Commercial Loan Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 Commercial Loan Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank 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 this 10th day of February, 1997.



Kathleen Boubek
Notary Public

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

MAIL TO:

(Name) *Klayd Gassi*
(Address) *2524 N Lincoln*
(City & State) *Chicago IL 60614*

ADDRESS OF PROPERTY

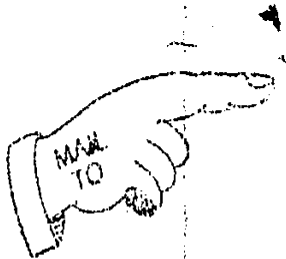
1744 64 West Bryon, Unit 1256-3
Chicago, Illinois 60613

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED. THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

Kathy Boubek

CORUS BANK, N.A.

4800 North Western Avenue, Chicago, Illinois 60625-1986



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PARCEL 1:

Unit 1256-3 in The Byron Street Condominiums, as delineated on a survey of the following described real estate:

The West 63.97 feet of Lot 1 and the West 63.97 feet of the North 2.45 feet of Lot 2, the West 103.97 feet of Lot 2 (except the North 2.45 feet thereof), Lot 3 (except that part of the North 4.45 feet lying East of the West 103.97 feet thereof) and the West 178.00 feet of Lots 3, 4 and 5 (except the North 4.45 feet, lying East of the West 103.97 feet of said Lot 3) in the Resubdivision of Lots 1 to 6, both inclusive, the East 45.87 feet of the 8.00 foot East and West alley and all of the 16.00 foot North and South alley, all in Newman's High School Addition, being a Subdivision of the North 149.10 feet of the North 662.10 feet lying West of Clark Street, of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; and

That part of Lots 3, 4 and 5 lying East of the West 178.00 feet (except the North 4.45 feet of said Lot 3) in the Resubdivision of Lots 1 to 6, both inclusive, the East 45.87 feet of the 8.00 foot East and West alley and all of the 16.00 foot North and South alley, all in Newman's High School Addition, being a Subdivision of the North 149.10 feet of the North 662.10 feet lying West of Clark Street, of the Northwest 1/4 of Section 20, 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 recorded as Document No. 97067011 together with its undivided percentage interest in the Common Elements, in Cook County, Illinois

PARCEL 2:

The exclusive right to the use of Parking Space P-8, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 97067011.

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 aforesaid, 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 herein.

This 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.

The tenant of the Unit has either waived or failed to exercised the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.

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Property of Cook County Clerk's Office

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