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PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, That The City of Chicago, a municipal corporation ("Mortgagee") of the County of Cook and State of Illinois for and in consideration of certain payments made pursuant to an Agreement dated December 18, 1996, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY,

AND QUIT CLAIM unto Chinese American Development Corporation, an Illinois corporation, Chinese American Development Foundation, an Illinois not-for-profit corporation, American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated July 1, 1987 and known as Trust Number 67060, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 1, 1987 and known as Trust Number 66666, and their respective successors and assigns, all the right, title, interest, claim or demand whatsoever Mortgagee may have acquired in, through or by a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing statement, dated February 26, 1991, and recorded in the Recorder's Office of Cook County, in the State of Illinois (the "Recorder's Office") on March 8, 1991, as Document Number 91106288 ("CADC/IDAG Mortgage"), which CADC/IDAG Mortgage was amended by that certain First Amendment to Mortgage dated January 17, 1995 and recorded in the Recorder's Office on January 24, 1995 as Document Number 95052776, and that certain Assignment of Rents and Leases, dated February 26, 1991 and recorded in the Recorder's office on March 8, 1991 as Document Number 91106289, in each case to such portion and only such portion of the premises situated in the County of Cook, State of Illinois, described on Exhibit A attached hereto and made a part hereof, together with all the appurtenances and privileges thereunto belonging or appertaining.

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 T#0012 TRAN 4203 03/05/97 14:53:00
 49497 CG *-97-149919
 COOK COUNTY RECORDER

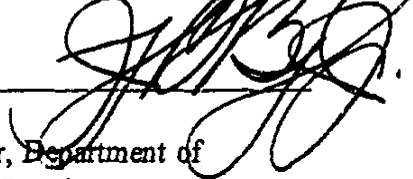
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IN WITNESS WHEREOF, this Partial Release is executed this 25th day of February, 1997.

The City of Chicago, a municipal corporation

By: J.F. Boyle, Jr. 

Commissioner, Department of Planning and Development

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STATE OF ILLINOIS

)
) ss.
)

COUNTY OF COOK

I, Linda J. Delgado, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J.F. Boyle, Jr. personally known to me to be the Commissioner of the Department of Planning and Development of the City of Chicago, a municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and he acknowledged that as such Commissioner, he signed and delivered the said instrument, pursuant to authority duly given, as his free and voluntary act, and as the free and voluntary act of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25 day of February, 1997.

Linda J. Delgado
Notary Public

My commission expires _____

[Seal]

"OFFICIAL SEAL"
LINDA J DELGADO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/19/98

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EXHIBIT A

A parcel of land, comprised of lots or parts thereof in Blocks 24 and 41 in Canal Trustees' Resubdivision of Blocks 20, 24, 40, 41, 43 and 44, or parts thereof in Canal Trustees' new subdivision aforesaid, together with all or part of the vacated streets and alleys lying between and adjoining said Blocks, all in the Southeast Fractional 1/4 of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian which parcel of land is bounded and described as follows:

Beginning at the Southeasterly corner of Lot 4 in Jade Garden Unit 2 according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois on December 6, 1995 as Document Number 95849665; thence North 31 degrees, 54 minutes, 15 seconds West along the Easterly line of said Lot 4, a distance of 171.21 feet to its intersection with the centerline of a vacated alley; thence North 00 degrees, 11 minutes, 22 seconds West along the centerline, and along its Northward extension thereof of said vacated alley, a distance of 30.38 feet to its intersection with the Northeastward extension of the Northwesterly line of said Block 41; thence North 44 degrees, 00 minutes, 23 seconds East along said Northeastward extension of the Northwesterly line of said Block 41, a distance of 31.23 feet to its intersection with the centerline of vacated West Cullerton Street; thence North 89 degrees, 54 minutes, 16 seconds East along the centerline of said vacated West Cullerton Street, a distance of 67.43 feet to a point; thence North 00 degrees, 05 minutes, 44 seconds West a distance of 33.00 feet to its intersection with the North line of said vacated West Cullerton Street; thence North 44 degrees, 11 minutes, 15 seconds East along the Southeasterly line of the Parcel of land in said Block 24 conveyed to the Chicago, Madison and Northern Railroad Company by Deed recorded in said Recorder's Office on July 3, 1900 as Document Number 2981686, a distance of 189.18 feet to a point; thence South 31 degrees, 54 minutes, 15 seconds East, a distance of 242.63 feet to a point; thence South 58 degrees, 05 minutes, 45 seconds West a distance of 304.59 feet to the point of beginning, all in Cook County, Illinois. Containing 63,299 square feet or 1.453 acres.

Commonly known as: Vacant Land at South Grove Street, Chicago IL 60616
a.k.a. 2000 S. Tan Court, Chicago IL 60616

P.I.N.: 17-21-508-008-0000
17-21-508-029-0000
17-21-508-039-0000
17-21-508-043-0000

Prepared By
and After Recording
Please Mail to:

Andrea M. Vargo, Esq.
1087 Sherwood Drive
Wheeling, IL 60090

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