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COOK COUNTY RECORDER

TERMINATION OF ASSIGNMENT OF RENTS AND LEASES

Fortis Benefits Insurance Company, a Minnesota corporation with its principal place of business in Woodbury, Minnesota, as the Assignee under that certain Assignment of Rents and Leases dated March 1, 1994, given by American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreement dated May 18, 1983 and known as Trust Number 57792, and John Apostolou, as Beneficiary, and duly recorded in the Recorders Office of Cook County, State of Illinois, recorded on March 8, 1994 as Document No. 94208265, does hereby certify and declare that, in consideration of payment in full of the Note (as defined in the Assignment of Rents and Leases), the Assignment of Rents and Leases is hereby terminated and of no further force or effect.

IN WITNESS WHEREOF, Fortis Benefits Insurance Company has caused this instrument to be executed by its duly authorized officer and its corporate seal to be hereunto affixed.

Date: 5/19/98

FORTIS BENEFITS INSURANCE COMPANY

John F. Sheehan

John F. Sheehan, Vice President

Corporate Seal

Property Address: 20-24 East Chicago Avenue
Chicago, IL
Tax I.D. No. 07-03-229-012

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BOX 333-CT1

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State of New York)
County of New York)

On this 19th day of May, 1998, before me, a Notary Public within and for said County, personally appeared John F. Sheehan, personally known to me to be the Vice President of Fortis Benefits Insurance Company, a Minnesota Corporation, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Fortis Benefits Insurance Company, and that he has executed and delivered the foregoing instrument on behalf of said corporation pursuant to the authority granted by its bylaws and/or a resolution of its board of directors, and that said corporation thereby executed and delivered the same.

Witnessed my hand and official seal

Mary Ann C. Van Cleef

Mary Ann C. Van Cleef
Notary Public State of New York
No. 01VA5048506
My Commission Expires August 28, 1999

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EXHIBIT A

[Description of Premises]

Lot 2 (except the North 102.1 feet thereof measured on the West Line thereof) in Lappin and Others' Subdivision of Block 23 in the Subdivision by Commissioner's of Illinois and Michigan Canal of the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: 07-05-329-012, Volume 496

Street Address: 20-24 East Chicago Avenue, Chicago, Illinois

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