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**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**

PARTIAL RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that Harris Trust and Savings Bank, an Illinois banking corporation, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release to Realen Homes Developers, Inc., a Pennsylvania corporation, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by that certain Construction Mortgage and Security Agreement with Assignment of Rents dated September 27, 1996 recorded October 3, 1996 as Document No. 96-75532 (the "Mortgage") as amended by First Amendment to Construction Mortgage and Security Agreement with Assignment of Rents dated September 27, 1997 recorded November 13, 1997 as Document No. 97-852254 in the premises described below, situated in the County of Cook, State of Illinois as follows, to-wit:

Unit 8-3 in the Union Commons Condominium as delineated on a survey of lot 1 in Union Square, being a resubdivision of Lots 13 through 25 (inclusive) in J.L. McDuffe's subdivision and that part of the Northeast 1/4 of section 11 and Northwest 1/4 of section 12, all in Township 42 North, Range 11 East of the Third Principal Meridian, in the Village of Wheeling, Cook County, Illinois, according to the plat thereof recorded October 1, 1996 as Document No. R96-746548, in Cook County, Illinois.

It is expressly understood and agreed that this release is in no way to operate to discharge the lien of Harris Trust and Savings Bank upon any other of the premises described in the Mortgage, but is only to release the portion particularly above described and no other, and that the remaining or

BOX 333-CTI

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unreleased portions of the premises in said Mortgage described are to remain as security for the payment of the indebtedness secured to be paid thereby and for the full performance of all the covenants, conditions and obligations contained in said Mortgage and the note therein mentioned.

IN WITNESS WHEREOF, said Harris Trust and Savings Bank, as aforesaid has caused these presents to be signed by its Vice President and attested by its Assistant Vice President, and its corporate seal to be hereto affixed, this 2nd day of January, 1998.

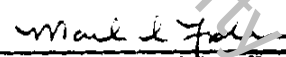
HARRIS TRUST AND SAVINGS BANK

By:


Its: Vice President

ATTEST:

By:


Its: Assistant Vice President

This Instrument Prepared By:
Mary Ann Smiley
Harris Trust and Savings Bank
111 West Monroe Street
Chicago, Illinois 60690

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

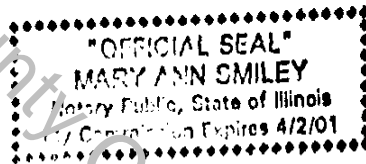
I, Mary Ann Smiley, a Notary Public in and for said County, in the State aforesaid, do hereby certify that R. J. Wholey, Vice President of Harris Trust and Savings Bank, and Mark A. Fisher, Assistant Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President, 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 Corporation, for the uses and purposes therein set forth; and did cause the said corporate seal of said Corporation to be affixed to said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of January, 1998.

Mary Ann Smiley

Notary Public

My Commission Expires: April 2, 2001



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