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PARTIAL RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that Illinois Tool Works Inc., a corporation of the State of Delaware, doing business in the County of Cook and State of Illinois, for and in consideration of the payment of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto Willow Venture, an Illinois Joint Venture, its successors and assigns all right, title and interest, claim or demand whatsoever it may have acquired in, through or by a certain Construction Mortgage (Mortgage) and Security Agreement dated September 9, 1996 and recorded September 20, 1996 in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 96723247 and, to the premises herein legally described as follows:

LOT 235 IN GLENRIDGE MEADOWS, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 04-20-101-010-0000
(Underlying)

ADDRESS: 2809 MEADOWVIEW COURT
GLENVIEW, IL 60025

RIORDAN

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

AFTER RECORDING MAIL TO:
JOHN H. JACKSON
2 NORTH LASALLE STREET #1808
CHICAGO, IL 60602

BOX 333-CTI

It is expressly understood and agreed by and between the parties hereto that this PARTIAL RELEASE DEED is in no way to operate to discharge the lien of said Mortgage or upon any other of the premises described therein, but it is only to release the portion particularly above described and none other; and that the remaining or unreleased portions of the premises in said Mortgage above described are to remain as security for 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 TESTIMONY WHEREOF, the said Illinois Tool Works Inc. has caused these presents to be signed by its [Signature] President, and attested by its [Signature] Secretary, and its corporate seal to be hereto affixed, this [Signature] day of [Signature], 19[Signature].

Illinois Tool Works Inc.

C O R P O R A T E

By: [Signature]
Its [Signature] President

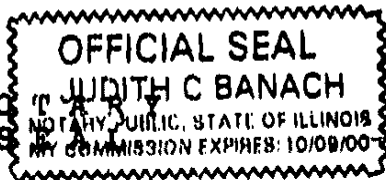
S E A L

Attest: [Signature]
Its [Signature] Secretary

State of Illinois)
County of Cook) SS.

I, [Signature], a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that [Signature] personally known to me to be the [Signature] President of the Illinois Tool Works Inc., a corporation, and [Signature] personally known to me to be the [Signature] Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such [Signature] President and [Signature] Secretary, they signed and delivered the said instrument as [Signature] President and [Signature] Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 notary seal this [Signature] day of [Signature], 19[Signature].



[Signature]
A Notary
My Commission Expires: [Signature]

PREPARED BY AND AFTER RECORDING MAIL TO: JOHN H. JACKSON
ATTORNEY, 2 NORTH LASALLE STREET, SUITE 1808, CHICAGO, IL 60602