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DRAFT

**PARTIAL RELEASE  
OF CONSTRUCTION  
MORTGAGE, ASSIGNMENT  
OF LEASES AND RENTS,  
AND SECURITY  
AGREEMENT; COLLATERAL  
ASSIGNMENT OF LEASES  
AND RENTS  
("PARTIAL RELEASE")**

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

KNOW ALL PERSONS BY THESE PRESENTS, that BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION as successor by merger to Bank of America Illinois, a national banking association, having an office in the County of Cook, State of Illinois (the "Bank"), for and in consideration of the payment of the indebtedness secured by the Mortgage (as hereinafter defined), and of the sum of ONE DOLLAR, the receipt and adequacy of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUITCLAIM unto PARK TERRACE LIMITED PARTNERSHIP, an Illinois limited partnership (the "Mortgagor") its successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to that portion of the premises described on Exhibit A attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Bank may have acquired in, through or by that certain Construction Mortgage, Assignment of Leases and Rents, and Security Agreement ("Mortgage") dated as of June 17, 1996 in favor of the Bank and recorded in the Office of the Recorder of Deeds, Cook County, Illinois (the "Recorder's Office") on June 21, 1996 as Document No. 96-479405; and that certain Collateral Assignment of Leases and Rents dated as of June 17, 1996 ("Assignment") and recorded in the Recorder's Office on June 21, 1996 as Document No. 96-479408.

THIS IS A PARTIAL RELEASE and such security instruments described above shall continue in full force and effect as to other real estate described therein and not expressly released hereby or by other instrument of record.

**BOX 333-CT1**

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Property of Cook County Clerk's Office

Instrument Number

IN WITNESS WHEREOF, said Bank has caused these presents to be executed by its  
Vice President this 2 day of February 1997.

BANK OF AMERICA NATIONAL TRUST &  
SAVINGS ASSOCIATION, a national banking  
association

By: [Signature]  
Its: V.P. GARY J. KATUNAS  
Vice President

Property of Cook County Clerk's Office

THIS INSTRUMENT PREPARED BY:

Sandra J. Williams, Esq.  
231 S. LaSalle Street, 14L  
Chicago, Illinois 60697

AFTER RECORDING, RETURN TO:

~~KAY OFFERMAN~~  
~~814 N. FRANKLIN SUITE 400~~  
~~CHICAGO, ILLINOIS 60610~~

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78326524

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STREET ADDRESS: 1864 N. WILMOT  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 14-31-312-046-0000

LEGAL DESCRIPTION:  
UNIT "A"

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND THAT FOR THE CONVENIENCE OF THIS LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "B"; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "B" FOR A DISTANCE OF 17.38 FEET TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 23.10 FEET TO A POINT; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARTIALLY CROSSING A BUILDING PARTY WALL AND DRAWN 24.38 FEET NORTHWESTERLY OF A PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL "B"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 76.97 FEET TO A POINT OF THE NORTHEASTERLY LINE OF SAID PARCEL "B"; THENCE SOUTH 47 DEGREES 25 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 24.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL "B":

LOTS 39 TO 43, BOTH INCLUSIVE; ALSO LOT 44 (EXCEPT THE SOUTHEASTERLY 2.09 FEET THEREOF), ALL IN BLOCK 16, IN PIERCE'S ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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98726524

STREET ADDRESS: 1870 N. WILMOT

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-31-312-001-0000; 14-31-312-002-0000

## LEGAL DESCRIPTION:

UNIT "D" (1870 WILMOT AVE.)

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THAT FOR CONVENIENCE OF THIS LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "B", DISTANT 53.39 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "B" FOR A DISTANCE OF 17.98 FEET TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 23.10 FEET TO A POINT; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 1.01 FEET TO A POINT ON A LINE PARTIALLY CROSSING A BUILDING PARTY WALL AND DRAWN 72.38 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL "B"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 76.99 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL "B"; THENCE SOUTH 47 DEGREES 26 MINUTES 48 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 15.01 FEET TO A POINT, DISTANT 57.37 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A BUILDING PARTY WALL FOR A DISTANCE OF 76.98 FEET TO A POINT; THENCE SOUTH 47 DEGREES 26 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 3.98 FEET TO A POINT; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 23.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL "B"

LOTS 39 TO 43 BOTH INCLUSIVE; ALSO LOT 44 (EXCEPT THE SOUTHEASTERLY 2.09 FEET THEREOF), ALL IN BLOCK 16, IN PIERCE'S ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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