

RELEASE OF MORTGAGE



KNOW ALL MEN BY THESE PRESENTS, That, a certain Mortgage Agreement dated December 1, 1980, ("Mortgage") was made to secure a note in the amount of Four Million Five Hundred Thousand Dollars (\$4,500,000), made by W.C.B. Corporation, an Illinois corporation, and Prairie Federal Savings and Loan Association to The Mutual Life Insurance Company of New York and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 18, 1980 as Document No. 25709869, and that certain Assignment of Lessor's Interest dated December 1, 1980, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 18, 1980 as Document No. 25709870, and that certain Assignment of Lessor's Interest dated December 1, 1980, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 18, 1980 as Document No. 25709871, and that certain Assignment of Mortgage dated December 12, 1985, from The Mutual Life Insurance Company of New York to Peoples Security Life Insurance Company, a North Carolina corporation, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 31, 1985 as Document No. 85343992, and that certain Assignment of Mortgage dated as of September 25, 1991, from Peoples Security Life Insurance Company to The Mutual Life Insurance Company of New York, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 13, 1992 as Document No. 92090622.

NOW THIS IS TO CERTIFY that MONY LIFE INSURANCE COMPANY (f/k/a THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK), a New York corporation does hereby acknowledge that it has received full payment and satisfaction of the aforesaid Mortgage, and in consideration thereof does hereby cancel and discharge said Mortgage, and release and quitclaim to the said mortgagors and assigns forever, the premises conveyed by said mortgagors.

IN WITNESS WHEREOF, MONY LIFE INSURANCE COMPANY has caused its corporate seal to be hereto affixed and these presents to be signed by a Vice President and attested by an Assistant Secretary this 9th day of June, 1999.

Attest:

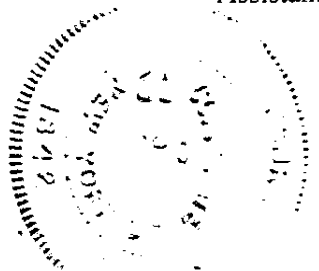
MONY LIFE INSURANCE COMPANY

By: John Stempel
John Stempel
Assistant Secretary

Witness: John P. Keller
John P. Keller
Vice President

3

1st AMERICAN TITLE order # CC 183538
182 B



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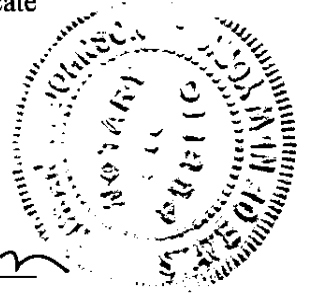
99626158

STATE OF NEW YORK)
): ss.
COUNTY OF NEW YORK)

On this 9th day of June, 1999 before me, a Notary Public in and for said County in the State of New York, duly commissioned and sworn, personally appeared John P. Keller and John Stempel, known to me to be a Vice President and an Assistant Secretary, respectively, of MONY Life Insurance Company (f/k/a The Mutual Life Insurance Company of New York) the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

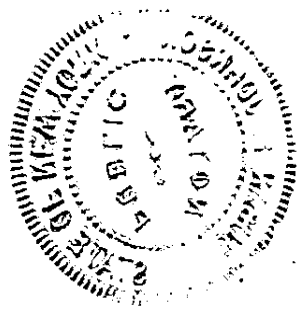
Susan Johnson
Notary Public



SUSAN E. JOHNSON
NOTARY PUBLIC, State of New York
No. 01 05617465
Commission Expires 11/3/99

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Property of Cook County Clerk's Office



COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, ILL. 60602
TEL. 312-603-4000

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN THE SOUTHWICK OFFICE CENTER, A RESUBDIVISION OF LOT 11 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1986 AS DOCUMENT 86205183, IN COOK COUNTY, ILLINOIS.

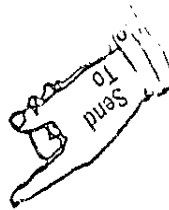
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR STORM AND SANITARY SEWERS, INGRESS AND EGRESS ACROSS AND UPON RING ROAD AND SPOKE ROAD ESTABLISHED BY TOTAL SITE AGREEMENT RECORDED MARCH 24, 1972 AS DOCUMENT 21846182 AND RECIPROCAL CONSTRUCTIONS, OPERATION AND EASEMENT AGREEMENT RECORDED MARCH 24, 1972 AS DOCUMENT 21846183, SUPPLEMENTED BY EASEMENT RELOCATION AGREEMENT RECORDED AS DOCUMENT 24099069.

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF EASEMENTS RECORDED NOVEMBER 23, 1979 AS DOCUMENT 25252788 AND RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 2, 1983 AS DOCUMENT 26589067, FOR DIRECT VEHICULAR PASSAGE, INGRESS AND EGRESS AND PARKING.

This Instrument prepared by:
Bruce W. Borgeson, Esq.
MONY Life Insurance Company
1740 Broadway
New York, New York 10019
Mail Drop 6-9

After Recording Mail to:

MKS
211 E ONTARIO ST. #1450
CHGO, IL. 60611



Attention: DANIEL M C CARTY

Name and Address of Taxpayer:

MATTERS II LLC
40 MARC REACTY
223 W. JACKSON BLVD.
CHGO, IL. 60606