



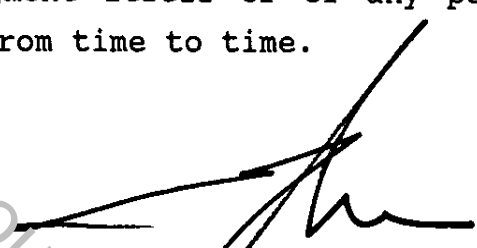
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RELEASE OF JUDGMENT LIEN

For value received, ALEX MOGLIA, Trustee (the "Trustee") for Estate of First National Parts Exchange a/k/a Auto Parts Warehouse Associates, hereby releases that certain judgment lien against UNIVERSAL AUTOMOTIVE, INC. ("Universal") which was created by the recording with the Cook County Recorder of Deeds, on September 4, 1998 as Document No. 98793553, of a certified copy of a judgment (the "Judgment") entered in favor of the Trustee and against Universal by the United States Bankruptcy Court for the Northern District of Illinois, Eastern Division, in Case No. 93 B 16978, Adversary No. 94 A 01084.

This Release is a release of the real estate lien created by the above-referenced document only and is not a release or satisfaction of the personal Judgment itself or of any portion thereof which may be outstanding from time to time.

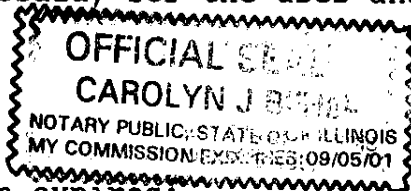
Dated: September 21, 1999


ALEX MOGLIA, Trustee for First National Parts Exchange a/k/a Auto Parts Warehouse Associates

State of Illinois)
County of Cook)

I, Carolyn J. Behl, a notary public in and for the state and county aforesaid, do hereby certify that ALEX MOGLIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as Trustee aforesaid, for the uses and purposes therein set forth.

Seal



Carolyn J. Behl
Notary Public

My commission expires: _____

Prepared by and, after recording, return to: John F. Pollick, Hill, Gilstrap & Balson, 303 West Madison Street, Suite 1050, Chicago, Illinois 60606

EXHIBIT A

PREMISES

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF NORTH KEDZIE AVENUE WHICH POINT IS 150 FEET SOUTH MEASURED ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE FROM THE POINT OF ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23; THENCE SOUTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE, A DISTANCE OF 320.40 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23, A DISTANCE OF 246.01 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 38 DEGREES 13 MINUTES TO THE RIGHT WITH AN EXTENSION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 196.42 FEET TO A POINT WHICH IS A DISTANCE OF 400 FEET WEST, MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23 FROM SAID WEST LINE OF NORTH KEDZIE AVENUE; THENCE NORTH PARALLEL WITH THE WEST LINE OF NORTH KEDZIE AVENUE, 198.90 FEET TO A POINT WHICH IS 150 FEET SOUTH, MEASURED ON A LINE PARALLEL WITH SAID WEST LINE OF NORTH KEDZIE AVENUE FROM SAID NORTH LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23, THENCE EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23, A DISTANCE OF 400 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

c/k/a 3350 N. KEDZIE AVE., CHICAGO, IL

13-23-411-004-0000