

CONTRACTOR'S RELEASE OF MECHANIC'S LIEN

WHEREAS, on or about August 8, 1996, the undersigned was employed by Miglin Beitler, as agent for Teachers Insurance & Annuity Association of America to furnish materials, supplies and labor for an improvement on the following described real property:



All of Lot 7 and all of Lot 8 (except the West 40 feet) in Block 94 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois excepting from said premises the North 9.0 feet thereof taken for alley.

TOGETHER with all and singular the appurtenances, rights including all water rights and easements in any wise now or hereafter appertaining thereto.

TOGETHER with all right, title and interest of Grantor, including any after-acquired title or reversion in and to the beds of the ways, streets, roads, avenues and alleys adjoining the above described property.

TOGETHER with all reverendary right, title and interest of said Grantor in and to the buildings, footings, foundations, columns, piles, improvements, fixtures, equipment and other installations now erected or situate or being on or below or above such land and for which the land furnishes surface support.



Common Address: 230 West Monroe, Chicago, Illinois 60606 Ste. 2250
PIN #'s: 17-16-202-013 / 17-16-202-014

WHEREAS, on or about August 8, 1996, the undersigned was employed by Miglin Beitler, as agent for Teachers Insurance & Annuity Association of America to furnish additional materials, supplies and labor for an improvement on the above described real property at a value of Five Thousand One Hundred Thirteen Dollars (\$5113.00).

WHEREAS, on October 27, 1998, the undersigned prepared a claim for lien to be filed in the office of the recorder of deeds of Cook County, against the premises described above and against Teachers Insurance & Annuity Association, through its agent Miglin-Beitler, of Chicago, County of Cook, State of Illinois, (hereinafter "legal owner and agent"); and any persons or entities claiming to be interested in the real estate herein for Seven Thousand Three Hundred Ninety One Dollars and Ninety Five Cents (\$7391.95), being the amount due the undersigned for labor, services, fixtures or material furnished and used on the premises.

NOW WHEREFORE, in consideration of Seven Thousand Three Hundred Ninety One Dollars and Ninety Five Cents (\$7391.95) and other valuable consideration, the receipt of which is acknowledged, the undersigned hereby:

releases here all liens or claims or rights of lien against the premises described above by reason of having filed a claim, and releases and waives all liens or claims or rights to liens on the premises and the improvements on them, by reason of having furnished labor, services, fixtures and materials for use on them, releasing and waiving all rights by reason of the Mechanics' Lien Act of the State of Illinois.

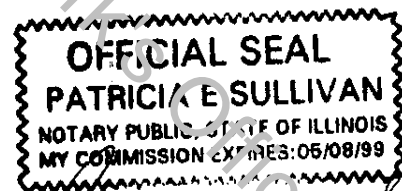
Pursuant to Section 35 of the Mechanics' Lien Act of the State of Illinois, the undersigned releases here all liens or claims or rights of lien against the premises described above by reason of having filed claims for liens, and releases and waives all liens or claims or rights to lien on the premises and the improvements on them by reason of having furnished labor, services, fixtures, and materials for use on them, releasing and waiving all rights under the Mechanics' Lien Act.

Executed at Chicago, Illinois, on 12/14, 1998.

[Handwritten Signature]

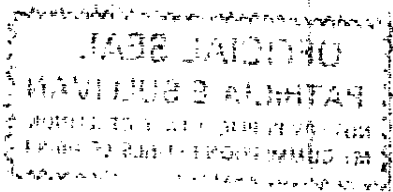
Construction Management Programs
By: Gary D. Eggert, individually and as its President

This instrument was prepared by Roberto T. Tirona, Esq. of Business Legal Services, Ltd. located at 936 Maple Avenue, Downers Grove, Illinois 60515.



Patricia E. Sullivan
12/14/98

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