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Cook County Recorder 25.00



Prepared By,
Record and Return to:

TIMOTHY R. VERRILLI, ESQ.
ZKS Real Estate Partners L.L.C
225 West Washington St.
Suite 1450
Chicago, IL 60606.

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TERMINATION OF MORTGAGE, FIXTURE FILING
AND SECURITY AGREEMENT WITH ASSIGNMENT OF CASH COLLATERAL

This TERMINATION OF MORTGAGE, FIXTURE FILING AND SECURITY AGREEMENT WITH ASSIGNMENT OF CASH COLLATERAL (this "Termination"), made as of December 29, 1998, by KEMPER INVESTORS LIFE INSURANCE COMPANY, an Illinois insurance company, having an office at 1 Kemper Drive, Long Grove, Illinois 60049 ("Lender") in favor of KHS LAND PARTNERSHIP, an Illinois general partnership having an office at 225 W. Washington Street, Suite 1450, Chicago, Illinois 60606 ("KHS" or "Beneficiary") and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, ("Trustee") as Trustee under Trust Agreement dated May 9, 1989 and known as Trust number 108303-05 having an office at 33 North LaSalle Street, Chicago, Illinois 60602 (Trustee and Beneficiary are sometimes collectively referred to as "Borrower")

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WITNESSETH

WHEREAS, the Loan is evidenced by that certain promissory note (the "Note") dated as of May 18, 1989 given by the Borrower in favor of Lender, which Note is secured by the Mortgage (hereinafter defined), among other things; and

WHEREAS, KHS is beneficiary under that certain mortgage covering the Cook County, Illinois site more commonly known as Park St. Clair as more particularly described on Exhibit A ("the Property"); and

WHEREAS, as security for the Promissory Note, among other things, Borrower executed that certain Mortgage, Fixture Filing and Security Agreement with Assignment of Cash Collateral dated as of May 18, 1989 and recorded May 22, 1989 as Document No.89229748 with the Recorder of Cook County, Illinois, in favor of Lender with respect to the Property described on Exhibit A; and

WHEREAS, Lender has agreed to fully release and terminate its lien on the Property described on Exhibit A attached hereto from the lien granted to Lender pursuant to the Mortgage in connection with the purchase and sale of the Property further described on Exhibit A.

BOX 333-CTI

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender hereby agrees to the termination of the Mortgage.

IN WITNESS WHEREOF, Lender has duly executed this Termination as of the date first written above.

KEMPER INVESTORS LIFE INSURANCE COMPANY

BY: [Signature]
Name: Robert J. Korstin
Title: Authorized Signatory

BY: [Signature]
Name: Timothy Verrilli
Title: Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On this 29th day of December, 1998, before me personally appeared Robert Korstin and Timothy Verrilli, to me known, who, being duly sworn, did depose and say, that they are the Authorized Signatories of Kemper Investors Life Insurance Company, the corporation described in and which executed the foregoing Termination of Mortgage, Fixture Filing, and Security Agreement with Assignment of Cash Collateral, and that they acknowledged the same for and on behalf of said corporation with authority of said corporation for the purposes therein mentioned.

[Signature]
Notary Public



EXHIBIT A

LEGAL DESCRIPTION OF RELEASED PROPERTY

OUTLOT M AND OUTLOT Y IN PARK ST. CLAIRE UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NE 1/4 OF SECTION 23 AND THE NW 1/4 OF SECTION 24 TOWNSHIP 41 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1991 AS DOCUMENT 91603720, IN COOK COUNTY, ILLINOIS.

OUTLOT N IN PARK ST. CLAIRE UNIT 3, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NE 1/4 OF SECTION 23 AND THE NW 1/4 OF SECTION 24, TOWNSHIP 41 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 25, 1991 AS DOCUMENT 91676075, IN COOK COUNTY, ILLINOIS.

Vacant Land North of Schaumburg Road and west of National Parkway
Park St. Claire Subdivision

Schaumburg, IL

Vacant Land East of National Parkway and South of
Thacker Drive
Park St. Claire Subdivision
Schaumburg IL

P.I.N.'s 07-23-208-001-000
07-23-208-002-000
07-24-114-001-000