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RELEASE OF MORTGAGE AND SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS AND LESSOR'S INTERESTS IN LEASES

KNOW ALL MEN BY THESE PRESENTS, that PBKA VENTURE, an Illinois general partnership, and WEST TRAILER COURT VENTURE, an Illinois general partnership (hereinafter collectively referred to as "Mortgagees") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, convey, release and quit claim unto American National Bank and Trust Company of Chicago, not personally or individually but as Trustee under Trust Agreements dated December 12, 1986 and known as Trust Nos 100842-00 and 100946-5 100841-01/(hereinafter referred to as "Mortgagor"), all of its right, title, interest, claim or demand it may have acquired in, through or by the following described documents:

1. A certain Mortgage and Security Agreement dated December 29, 1986, and recorded on January 5, 1987 with the Cook County Recorder of Deeds as Document No. 87003475, and filed with the Cook County Registrar of Torrens Titles on December 31, 1986 as Document No. LR3580383, made by Mortgagor to Mortgagees to secure two (2) Principal Notes of even date therewith in the aggregate principal amount of ELEVEN MILLION SIX HUNDRED TWENTY-NINE THOUSAND THREE HUNDRED TWENTY-FIVE AND NO/100 (\$11,629,325.00) DOLLARS; and

2. A certain Assignment of Rents and Lessor's Interest in Leases dated December 29, 1986, and recorded on January 5, 1987 with the Cook County Recorder of Deeds as Document No. 87003476, and filed with the Cook County Registrar of Torrens Titles on December 31, 1986 as Document No. LR3580384, from Mortgagor and Rosemont-O'Hare Associates, an Illinois limited partnership, to Mortgagees;

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as the same are applicable to the real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

IN TESTIMONY WHEREOF, Mortgagees have executed these presents this 27th day of January, 1987

PBKA VENTURE, an Illinois general partnership

By: FLP TRUSTS, General Partner

By: Charles Louis Lopez
Trustee

By: BK-BRYN MAWR AVENUE VENTURE, an Illinois general partnership, a general partner

By: Loree Stoney, et al.
a general partner

WEST TRAILER COURT VENTURE, an Illinois general partnership

By: BK WEST TRAILER COURT VENTURE, an Illinois general partnership, a general partner

By: Joseph H. Schubert
a general partner

By: R.A. TRUSTS NOS. 1-25 established pursuant to Trust Agreement dated December 30, 1964, a general partner

By: [Signature]
Trustee

Property of Cook County

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Lawrence M. Gustin, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JANISLAW STANKENYCH, a general partner of BK WEST TRAILER COURT VENTURE, an Illinois general partnership, General Partner of WEST TRAILER COURT VENTURE, an Illinois general partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner of such General Partner of BK WEST TRAILER COURT VENTURE, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of January, 1987.

Lawrence M. Gustin
Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Ronald H. Galowich, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JAY A. PRITZGER, Trustee of R.A. TRUSTS NOS. 1-25 established pursuant to Trust Agreement dated December 30, 1964, General Partner of WEST TRAILER COURT VENTURE, an Illinois general partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee of such General Partner of WEST TRAILER COURT VENTURE, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of January, 1987.

Ronald H. Galowich
Notary Public

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EXHIBIT A

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PARCEL ONE

THE WEST 556.33 FEET (MEASURED ALONG THE NORTH LINE) OF LOT 1 OF HENRY HACHMEISTER'S DIVISION OF PARTS OF SECTION 9 AND 10, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1908 AS DOCUMENT NUMBER 4183101, EXCEPT THAT PART OF THE LAND FALLING IN PREMISES DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE AFORESAID SECTION 10; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 217 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 200 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF BRYN MAWR AVENUE, A DISTANCE OF 80 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 200 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF BRYN MAWR AVENUE A DISTANCE OF 80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN: 12-10-100-051
w/1/2 NW 1/4

PARCEL TWO

LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN WALTER D. PHILLIPS, JR.'S SUBDIVISION NO. 1, BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 17270989 IN COOK COUNTY, ILLINOIS

PINS: 12-03-309-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011
E.D.O.

PARCEL THREE

FORVANS
LOT 2 IN BRYN MAWR AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24692097 AND REGISTERED AS DOCUMENT LR 3055768 IN COOK COUNTY, ILLINOIS.

PINS: 12-04-402-053, 054, 055
H.B.O.

PARCEL FOUR

THE EAST 41.5 FEET OF THE SOUTH 117.35 (EXCEPT THE SOUTH 33.0 FEET THEREOF) ALSO THE NORTH 239.24 FEET OF THE SOUTH 756.59 FEET OF THE EAST 131.50 FEET OF THE EAST 4.99 CHAINS ON THE NORTH LINE BY 5.07 CHAINS ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINS: 12-04-402-023, 024, 025, 026
H.B.O.

PARCEL FIVE

EASEMENT FOR THE BENEFIT OF PARCEL 3 OF THE RIGHT TO MAINTAIN, USE, REPAIR OR REPLACE A STORM WATER SEWER SYSTEM AS CREATED BY STORM WATER AGREEMENT DATED NOVEMBER 26, 1979 AND RECORDED JANUARY 8, 1980, AS DOCUMENT 25311043 AND REGISTERED AS DOCUMENT LR3139830 AND AMENDED BY AGREEMENT RECORDED AS DOCUMENT 82003465 AND FILED AS DOCUMENT LR 1570277 UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: LOT 2 IN BRYN MAWR AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF LYING EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 2, AFORESAID, 24.41 FEET EAST OF THE MOST NORTHWESTERLY CORNER THEREOF, TO A POINT IN THE SOUTH LINE OF LOT 2 AFORESAID, 154 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 2 IN COOK COUNTY, ILLINOIS

PARCEL SIX

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE EAST 25 FEET OF LOT 1 IN BRYN MAWR AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY GRANT OF EASEMENT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1978 KNOWN AS TRUST NUMBER 1073465 TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1978 KNOWN AS TRUST NUMBER 1073466 DATED JANUARY 15, 1980 AND RECORDED JANUARY 24, 1980 AS DOCUMENT 25334688

FROM AND AFTER THE DATE OF VACATION BY THE VILLAGE OF ROSEMONT, ILLINOIS:

THAT PART OF LYMAN AVENUE LYING WEST OF AND ADJOINING LOTS 1, 2, AND 3 IN WALTER D. PHILLIPS JR.'S SUBDIVISION NO. 1, BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET THEREOF) OF COOK COUNTY, ILLINOIS

THAT PART OF LYMAN AVENUE LYING WEST OF AND ADJOINING LOTS 4, 5, AND 6 IN WALTER D. PHILLIPS JR.'S SUBDIVISION NO. 1, BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET THEREOF) OF COOK COUNTY, ILLINOIS

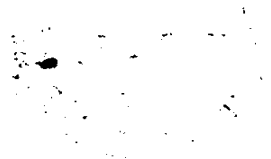
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THIS DOCUMENT PREPARED BY AND
AFTER RECORDING SHOULD BE MAILED TO:

COMMON PROPERTY ADDRESS:

Lawrence M. Gritton
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601
(312) 807-3800

Vacant Land on the North and South
sides of Bryn Mawr Avenue, West of
Gage Street in Rosemont, Illinois

Permanent Index Numbers listed on
Exhibit "A" attached hereto and
incorporated herein.

KRW File No. 1525.350

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Ronald H. Galowich, a Notary Public in
and for said County and State aforesaid, DO HEREBY CERTIFY
that CHARLES EVEREDER, Trustee of FLP TRUSTS, General
Partner of PBKA VENTURE, an Illinois general partnership, who is
personally known to me to be the same person whose name is
subscribed to the foregoing instrument as such Trustee of such
General Partner of PBKA VENTURE, appeared before me this day in
person and acknowledged that he signed, sealed and delivered the
said instrument as his own free and voluntary act for the uses and
purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day
of January, 1987.

Ronald H. Galowich
Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Lawrence M. Gritton, a Notary Public in
and for said County and State aforesaid, DO HEREBY CERTIFY
that Louis Kahrwald, a general partner of BK-BRYN
MAWR AVENUE VENTURE, an Illinois general partnership, General
Partner of PBKA VENTURE, an Illinois general partnership, who is
personally known to me to be the same person whose name is
subscribed to the foregoing instrument as such general partner of
such General Partner of BK-BRYN MAWR AVENUE VENTURE, appeared before
me this day in person and acknowledged that he signed, sealed and
delivered the said instrument as his own free and voluntary act for
the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day
of January, 1987.

Lawrence M. Gritton
Notary Public

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HARRY (BUS) YOUNG
REGISTRAR OF TITLES
IDENTIFIED

Handwritten notes:
KRC
AN
CUB
12/19/87

Handwritten signature:
H. E. ...