

RELEASE OF MORTGAGE OR
TRUST DEED BY CORPORATION
(ILLINOIS)

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

FOR THE PROTECTION OF THE OWNER,
THIS RELEASE SHALL BE FILED WITH
THE RECORDER OF DEEDS OR THE
REGISTRAR OF TITLES IN WHOSE
OFFICE THE MORTGAGE OR DEED OF
TRUST WAS FILED.

2006 017018

2006 MAR -2 PM 1:15

MICHAEL A. BROWN
RECORDER

KNOW ALL MEN BY THESE PRESENTS,
That GreatBank, an Illinois
Banking Corporation, of the
County of McHenry and State of
Illinois, for and in consideration
of the payment of the indebtedness
secured by the Mortgage hereinafter mentioned, and the cancellation of all the notes thereby
secured, and of the sum of one dollar and other good and valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT
CLAIM unto Rubloff-Round Lake Beach Partners, L.P., their heirs, legal representatives and
assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in,
through or by a certain Mortgage, bearing date the 21st day of December, 2005, and recorded
January 4, 2006 in the Recorder's Office of Lake County, in the State of Indiana, as document
No. 2006-000451, to the premises therein described as follows, situated in the County of
Lake, State of Indiana, to wit:

SEE EXHIBIT "A"

together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number: 16-27-0008-0009; -16-27-0008-0006; -16-27-0008-0023.

Address of premises: 8301-8359 I Indianapolis Boulevard, Highland IN 46322.

Witness our hands and seals this 27th day of February, 2006.

GREATBANK

Charles W. Kalberg
By: Charles W. Kalberg
Its: Vice President

This instrument was prepared by Patti L. Palmer, GreatBank, 234 S. Randall Road,
Algonquin, IL 60102.

HOLD FOR MERIDIAN TITLE CO

1172066



20-
#3070
SS

MAIL TO: Rubloff-Round Lake Beach Partners, L.P.
Attn: General Counsel
4949 Harrison Avenue, Suite 200
Rockford, IL 61108

State of Illinois)
County of ~~Winnebago~~) ^{SS}
~~McHenry~~)

I, Denice A. Krusemeier, a notary public in and for said County, in the State aforesaid, do hereby certify that Charles W. Kalberg, personally known to me to be the Vice President GreatBank, an Illinois Banking Corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Officers of GreatBank, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of February, 2006.

"OFFICIAL SEAL"
DENICE A. KRUSEMEIER
Notary Public, State of Illinois
My Commission Expires 12/09/07

Denice A. Krusemeier
Notary Public

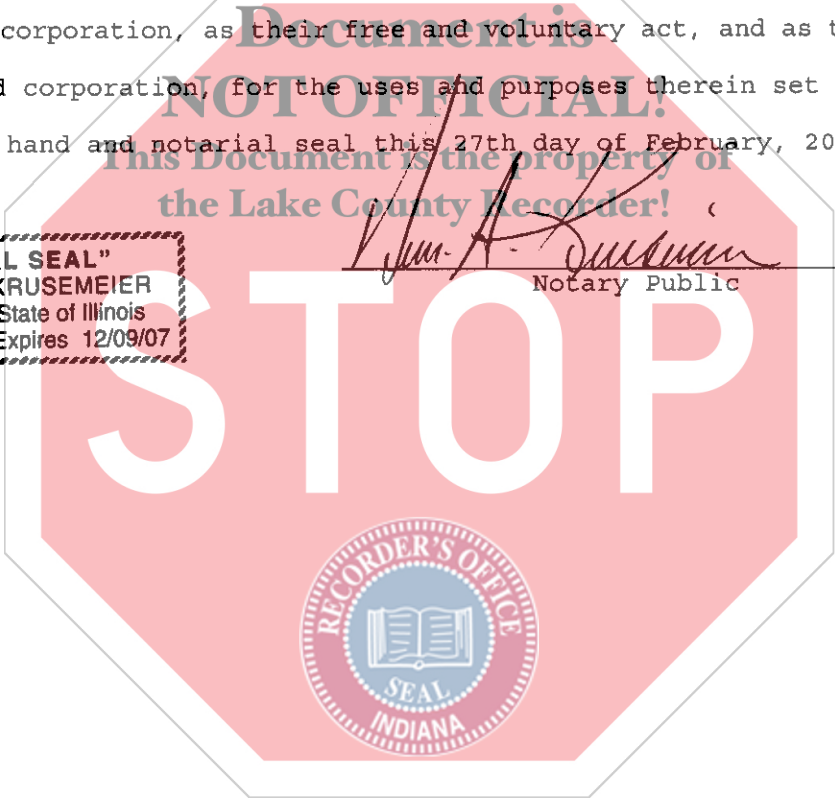


EXHIBIT A

Parcel I:

A part of the Northwest Quarter of Section 21, Township 36 North, Range 9 West of the 2nd Principal Meridian, Lake County, Indiana, lying East of the Easterly right-of-way line of U.S. Highway No. 41, Southwest of the Westerly right-of-way line of the Chesapeake and Ohio Railroad Company and North of the South line of the Northwest Quarter of said Section 21, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 21; thence East along the South line of the Northwest Quarter of said Section 21.50 feet to the point of beginning, being a point on the East right-of-way line of U.S. Highway No. 41; thence North along the East right-of-way line of U.S. Highway No. 41, 54.1 feet to a point of tangency of a circular curve; thence Northeasterly, along the Easterly right-of-way line of U.S. Highway 41, along a curve concaved to the East having a radius of 2,815.12 feet, an arc length of 444.49 feet and a central angle of 9 degrees 02 minutes 24 seconds to a point of tangency; thence Northeasterly along the Easterly right-of-way line of U.S. Highway 41, 592.36 feet, to the Westerly right-of-way line of the Chesapeake and Ohio Railroad Company; thence Southeasterly along the Westerly right-of-way line of the Chesapeake and Ohio Railroad Company, 1,321.45 feet to a point 21.51 feet North of the South line of the Northwest Quarter of said Section 21; thence South along a line parallel to the West line of said Section 21, 21.51 feet, to the South line of the Northwest Quarter of said Section 21; thence West along the South line of the Northwest $\frac{1}{4}$ of said Section 21, 1006.0 feet, to the point of beginning, excepting therefrom the following described real estate:

That part of the East 12 chains of the West 16 chains of the Southwest Quarter of the Northwest Quarter lying Southwest of the Westerly right-of-way line of the Chesapeake and Ohio Railroad Company, in Section 21 Township 36 North, Range 9 West of the Second Principal Meridian, in the Town of Highland, Lake County, Indiana more particularly described as: Beginning at a point on the South line of the Northwest Quarter of said Section, 1056 feet East of the West line of the Northwest Quarter of said Section; thence North 89 degrees 01 minutes 30 seconds West, along the South line of said Northwest Quarter, 526.0 feet to a point on the South line of said Northwest Quarter which is 530.00 feet East of the Southwest corner of said Northwest Quarter; thence North 00 degrees 00 minutes 00 seconds West parallel with the West line of said Northwest Quarter, 196.34 feet; thence North 53 degrees 10 minutes 00 seconds East, to the Westerly right-of-way line of the Chesapeake and Ohio Railroad Company, 310.90 feet; thence South 36 degrees 49 minutes 00 seconds East, along the Westerly right-of-way line of the Chesapeake and Ohio Railroad Company, 462.38 feet to a point 1056 feet East of the West line of said Northwest Quarter; thence South 00 degrees 00 minutes 00 seconds East, parallel with the West line of said Northwest Quarter, 21.51 feet, to the point of beginning.

Further Excepting: A part of the Northwest Quarter of Section 21, Township 36 North, Range 9 West, Lake County, Indiana, described as follows: Beginning at a point on the West line of said Section North 0 degrees 29 minutes 19 seconds West 62.558 meters (205.24 feet) from the Southwest corner of said quarter section; thence North 0 degrees 29 minutes 19 seconds West 341.988 meters (1,122.01 feet) along said West line to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said section; thence South 89 degrees 35 minutes 19 seconds East 21.368 meters (70.10 feet) (26.3 feet by Instrument No. 355631) along the North line of said quarter-quarter section to the Southwestern line of the former Chesapeake and Ohio Railroad thence South 37 degrees 21 minutes 19 seconds East 108.459 meters (355.84 feet) (357.4 feet by Instrument No. 355631) along said Southwestern line to the Eastern boundary of U.S.R. 41 (also know as Wicker Park Boulevard); thence South 18 degrees 55 minutes 41 seconds West 146.157 meters (479.52 feet) along the boundary of said U.S.R. 41; thence South 6 degrees 33 minutes 45 seconds West 115.575 meters (379.18 feet) to the Southern line of the owner's land; thence South 78 degrees 05 minutes 43 seconds West 0.106 meters (0.35 feet) along said Southern line to the Southeastern line of the owner's land; thence South 58 degrees 41 minutes 24 seconds West 4.519 meters (14.83 feet) along said Southeastern line of the owner's land to the Eastern boundary of said U.S.R. 41; thence South 89 degrees 30 minutes 41 seconds West 19.676 meters (64.55 feet) to the point of beginning.

Further Excepting: A part of the Northwest Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, lying East of the Easterly right-of-way line of U.S. Highway No. 41 North of the South line of the Northwest Quarter of said Section 21, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 21; thence East along the South line of the

Northwest Quarter of said Section 21, a distance of 50 feet to the point of beginning, being a point on the East right-of-way line of U.S. Highway No. 41; thence North along the East right-of-way line of U.S. Highway No. 41; a distance of 54.1 feet to a point of tangency of a circular curve to the right, thence along said curve a distance of 146.88 feet, said curve having a radius of 2815.12 feet and a chord that bears North 06 degrees 10 minutes 37 seconds East, a distance of 146.88 feet; thence North 58 degrees 28 minutes 37 seconds East a distance of 24.45 feet; thence North 77 degrees 52 minutes 56 seconds East a distance of 40.44 feet; thence South 87 degrees 34 minutes 24 seconds East a distance of 24.07 feet; thence South 72 degrees 25 minutes 55 seconds East a distance of 18.46 feet; thence South 49 degrees 25 minutes 40 seconds East a distance of 42.45 feet; thence South 42 degrees 17 minutes 59 seconds East a distance of 42.83 feet; thence South 30 degrees 10 minutes 21 seconds East a distance of 19.12 feet; thence South 01 degrees 23 minutes 05 seconds West a distance of 22.04 feet; thence South 85 degrees 58 minutes 24 seconds East a distance of 139.09 feet; thence South 04 degrees 44 minutes 23 seconds West a distance of 9.58 feet; thence along a circular curve to their right, a distance of 101.02 feet, said curve having a radius of 85.0 feet and a chord that bears South 38 degrees 47 minutes 16 second West a distance of 95.18 feet; thence South 72 degrees 50 minutes 09 seconds West a distance of 89.47 feet; thence North 89 degrees 01 minutes 30 seconds West along the South line of the Northwest Quarter of said Section 21, a distance of 185.26 feet to the point of beginning.

Parcel 2

A part of the Northwest $\frac{1}{4}$ of Section 21, Township 36 North, Range 9 West of the second principal meridian, Lake County, Indiana, lying East of the Easterly right-of-way line of U.S. Highway no. 41 North of the South line of the Northwest $\frac{1}{4}$ of said Section 21, more particularly described as: Commencing at the Southwest corner of the Northwest $\frac{1}{4}$ of said Section 21; thence East along the South line of the Northwest $\frac{1}{4}$ of said Section 21, a distance of 50 feet to the point of beginning, being a point on the East right-of-way line of U.S. Highway No. 41; thence North along the East right-of-way line of U.S. Highway No. 41 a distance of 54.1 feet to a point of tangency of a circular curve to the right, thence along said curve a distance of 146.88 feet, said curve having a radius of 2815.12 feet and a chord that bears North 06 degrees 10 minutes 37 seconds East, a distance of 146.88 feet; thence North 58 degrees 28 minutes 37 seconds East a distance of 24.45 feet; thence North 77 degrees 52 minutes 56 seconds East a distance of 40.44 feet; thence South 87 degrees 34 minutes 24 seconds East a distance of 24.07 feet; thence South 72 degrees 25 minutes 55 seconds East a distance of 18.46 feet; thence South 49 degrees 25 minutes 40 seconds East a distance of 42.45 feet; thence South 42 degrees 17 minutes 59 seconds East a distance of 42.83 feet; thence South 30 degrees 10 minutes 21 seconds East a distance of 19.12 feet; thence South 01 degrees 23 minutes 05 seconds West a distance of 22.04 feet; thence South 85 degrees 58 minutes 24 seconds East a distance of 139.09 feet; thence South 04 degrees 44 minutes 23 seconds West a distance of 9.58 feet; thence along a circular curve to their right, a distance 101.02 feet, said curve having a radius of 85.0 feet and a chord that bears South 38 degrees 47 minutes 16 seconds West a distance of 95.18 feet; thence South 72 degrees 50 minutes 09 seconds West a distance of 89.47 feet; thence North 89 degrees 01 minutes 30 seconds West along the South line of the Northwest $\frac{1}{4}$ of said Section 21, a distance of 185.26 feet to the point of beginning.

Excepting Therefrom:

A part of the Northwest Quarter of Section 21, Township 36 North, Range 9 West, Lake County, Indiana, described as follows: Beginning at the Southwest corner of said quarter section; thence North 0 degrees 29 minutes 19 seconds West 62.558 meters (205.24 feet) along the West line of said section; thence North 89 degrees 30 minutes 41 seconds East 19.676 meters (64.55 feet) to the Eastern boundary of U.S.R. 41 (also known as Wicker Park Boulevard) and the Northwestern line of the owner's land; thence North 58 degrees 41 minutes 24 seconds East 4.519 meters (14.83 feet) along said Northwestern line to the Northern line of the owner's land; thence North 78 degrees 05 minutes 43 seconds East 0.106 meters (0.35 feet) along said Northern line; thence South 6 degrees 33 minutes 45 seconds West 5.483 meters (17.99 feet); thence South 40 degrees 55 minutes 01 second West 4.973 meters (16.32 feet); thence South 3 degrees 27 minutes 59 seconds West 19.848 meters (65.12 feet); thence South 6 degrees 50 minutes 30 seconds East 36.387 meters (119.38 feet) to the South line of said quarter section; thence North 89 degrees 52 minutes 13 seconds West 22.357 meters (73.35 feet) along said South line to the point of beginning.

Easement Parcel 1:

Nonexclusive easement rights for ingress and egress as set forth in Indenture of Easement dated October 22, 1963 and recorded December 26, 1963 in Miscellaneous Record 884 page 57 in the Office of the Recorder of Lake County, Indiana.

Easement Parcel II:

Perpetual non-exclusive easement rights for vehicular and pedestrian traffic, for vehicular parking and for ingress and egress and access, as set forth in Declaration of Cross Easements dated March 1, 1984 and recorded March 16, 1984 as Document Number 749275, and re-recorded March 27, 1984 as Document Number 750449 in the Office of the Recorder of Lake County, Indiana.

Easement Parcel III:

Perpetual non-exclusive easement rights for vehicular and pedestrian traffic, for vehicular parking and for ingress and egress and access, as set forth in Declaration of Cross Easements dated July 25, 1997 and recorded August 7, 1997 as Document Number 97051650 in the Office of the Recorder of Lake County, Indiana.



Prescribed by the
State Board of Accounts
(2005)

County form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

"VERIFIED FOR RECORDING BY MERIDIAN TITLE"



Katherine K. Gaffman

Signature of Declarant

KATHERINE K. GAFFMAN

Printed Name of Declarant