

# UNOFFICIAL COPY

00800528

6373/0016 21 001 Page 1 of 7  
2000-10-13 11:46:48  
Cook County Recorder 33.50



00800528

To be filed in the Real Estate Records  
This STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code.

**Debtor(s) (Last Name First, and address(es))**  
ELEVEN SOUTH LASALLE ASSOCIATES,  
L.L.C.  
c/o European American Realty, Ltd.  
737 North Michigan Ave., Ste. 300  
Chicago, Illinois 60611  
Attention: Scott K. Toberman

**Secured Party(ies) and address(es)**  
BANK UNITED, its successors and assigns  
610 West Roosevelt Road, Suite B-1  
Wheaton, Illinois 60187  
Attention: Thomas Borow

**For Filing Officer**  
(Date, Time, Number, and Filing Office)

00U10338 UCC Filings  
6376/0051 10 001 Page 1 of 6  
2000-09-29 13:47:13  
Cook County Recorder 23.00

1. This financing statement covers the following type(s) of property:  
See Collateral Description attached hereto as Exhibit A. ACQUISITION LOAN

2. (If collateral is crops) The above described crops are growing or are to be grown on:  
(Describe Real Estate)

3. (If applicable) The above goods are to become fixtures on ~~the above~~ ~~land or is standing on~~ ~~the above minerals on the like (including oil and gas)~~  
~~accounts will be financed at the wellhead or inhead of the well, if not located on ...~~ (Strike what is inapplicable)-(Describe Real Estate)

See Legal Description attached hereto as Exhibit B.

and this financing statement is to be filed in the real estate records. (if the debtor does not have an interest of record)  
The name of a record owner is

4.  Products of Collateral are also covered.

5. Additional sheets presented.  
 Filed with Recorder's Office of Cook County, Illinois.

By: See Attached Signature Page  
Signature of (Debtor / Secured Party)\*

\*Signature of Debtor Required in Most Cases;  
Signature of Secured Party in Cases Covered By UCC §9-402 (2).

1. FILING OFFICER COPY-ALPHABETICAL

STANDARD FORM—UNIFORM COMMERCIAL CODE—FORM UCC-2—REV. 4-73

This form of financing statement is approved by the Secretary of State.

*\*TO RERECORD IN REAL ESTATE*

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DEBTOR: ELEVEN SOUTH LASALLE ASSOCIATES, L.L.C.

SECURED PARTY: BANK UNITED

SIGNATURE PAGE TO UCC-1 FINANCING STATEMENT

ELEVEN SOUTH LASALLE ASSOCIATES, L.L.C.,  
a Delaware limited liability company

By: Mouton Limited Partnership, an Illinois limited  
partnership, its managing member

By: E.A.R. LaSalle, Inc., an Illinois corporation, its  
general partner

By:   
Scott K. Toberman, President

Property of Cook County Clerk's Office

DEBTOR: ELEVEN SOUTH LASALLE ASSOCIATES, L.L.C.

SECURED PARTY: BANK UNITED

**EXHIBIT A TO UCC-1 FINANCING STATEMENT**

As used in this Exhibit A, the terms "Real Property" and "Premises" mean that certain land ("Land"), more particularly described in Exhibit B attached hereto, and all improvements thereon.

The collateral consists of the following:

- (a) all of Debtor's right, title and interest in and to all easements, rights of way, strips and gores of land, vaults, streets, alleys, water rights, mineral rights, air and development rights and rights used in connection with the Land or to provide a means of access to the Land, and all tenements, hereditaments and appurtenances thereof and thereto pertaining or belonging, and all underground and overhead passageways and licenses in connection therewith;
- (b) all right, title and interest of Debtor in and to any and all leasehold estates, leases, subleases, management agreements, arrangements, concessions, or agreements, written or oral, relating to the use and occupancy of the Land and improvements or any portion thereof located thereon, now or hereafter existing or entered into, to the extent same are assignable or transferrable;
- (c) all rents, royalties, issues, profits, revenues, income and other benefits thereof for so long and during all such times as Debtor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily);
- (d) any and all buildings and improvements now or hereafter erected on the Land including, but not limited to, the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings and improvements and all tangible personal property owned by Debtor now or any time hereafter located on or at the Land or used in connection therewith or in connection with any construction or other work now or hereafter conducted thereon, including, but not limited to, all goods, machinery, tools, equipment (including fire sprinklers and alarm systems, air conditioning, heating, boilers, refrigerating, electronic monitoring, water, lighting, power, sanitation, waste removal, entertainment, recreational, window or structural cleaning rigs, maintenance and all other equipment of every kind), lobby and all other indoor or outdoor furniture (including tables, chairs, planters, desks, sofas, shelves, lockers and cabinets), furnishings, appliances, inventory, rugs, carpets and other floor coverings, draperies, drapery rods and brackets, awnings, venetian blinds, partitions, chandeliers and other lighting fixtures, and all other fixtures, apparatus, equipment, furniture, furnishings, and articles used in connection with the operation of the improvements on the Land, any plans and specifications pertaining to the Premises, including, without limitation, mechanical, structural and electrical performance standards, all installations, fixtures and furnishings specifically designed for any part of the Premises or the improvements, including, without limitation, communications systems, computer systems, hardware and software, HVAC and other utility installations, all appraisals, engineering, soils, environmental and other reports and studies relating to the Premises, all contract rights, warranties, guarantees, catalogues, tenant lists, and correspondence with present or prospective tenants or suppliers, it being understood that the

DEBTOR:

ELEVEN SOUTH LASALLE ASSOCIATION

SECURED PARTY:

BANK UNITED

enumeration of any specific articles of property shall in nowise result in or be held to exclude any items of property not specifically mentioned;

(e) all right, title and interest of Debtor, of whatever character (whether as owner, chattel lessee or otherwise, whether vested or contingent and whether now owned or hereafter acquired), in and to all building materials, supplies and other property now or hereafter stored at or delivered to the Land or any other location for installation in any of the buildings or improvements now or hereafter erected on the Land;

(f) all the estate, interest, right, title, other claim or demand, including claims or demands with respect to the proceeds of insurance in effect with respect thereto, which Debtor now has or may hereinafter acquire in the Premises, and any and all awards made for the taking by eminent domain, or by any proceedings or purchase in lieu thereof, of the whole or any part of the Premises, including, without limitation, any awards resulting from the change of grade of streets and awards for severance damages;

(g) all of Debtor's right, title and interest in, to the extent assignable, all general intangibles owned by Debtor relating to the operation, management and use of the Premises, all permits, licenses, authorizations, approvals and consents issued or obtained in connection with the Premises and all rights under any management, service or other contract in connection with the use, ownership, operation or management of the Premises;

(h) Debtor's right, title and interest in all reserves, deferred payments, deposits, refunds and payments of any kind relating to the operation, ownership, occupancy or use of all or any portion of the Premises;

(i) all of Debtor's right, title and interest in all proceeds and avails of the conversion, voluntarily or involuntarily, of any of the foregoing into cash or liquidated claims including, but not limited to, proceeds of insurance and of any conveyance of the Premises or any part thereof;

(j) all proceeds, products, extensions, additions, improvements, betterments, renewals, substitutions, replacements, accessions, accretions and relictions of and to all or any part of the Real Property;

(k) all construction, architectural, engineering and other design contracts relating to work performed at the Premises;

(l) all building permits, governmental permits, licenses, and authorizations now or hereafter issued and all tradenames, trademarks and logos used in connection with the construction, development or operation of the Premises;

(m) any and all contracts and agreements with management agents, leasing agents, sales agents, service and maintenance agents, contractors and other third parties, whether now existing or hereafter arising, relating to the management, operation, leasing, sale, maintenance and repair of the Premises, including, without limitation, management agreements, equipment leases, reciprocal easement agreements, operating agreements and personal property leases together with any and all extensions, modifications, amendments and renewals thereof;

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DEBTOR:

ELEVEN SOUTH LASALLE ASSOCIATES, L.L.C.

SECURED PARTY:

BANK UNITED

(n) any and all warranties and guaranties relating to the Premises or any fixtures, equipment or personal property owned by Debtor and located on and/or used in connection with the Premises, whether now existing or hereafter arising; and

(o) any and all permits, licenses, certificates of use and occupancy (or their equivalent) and applications and approvals issued by any governmental authority or agency relating to the construction, ownership, operation and/or use of the Premises, whether now existing or hereafter arising.

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Property of Cook County Clerk's Office

DEBTOR: ELEVEN SOUTH LASALLE ASSOCIATES, L.L.C.

SECURED PARTY: BANK UNITED

**EXHIBIT B TO UCC-1 FINANCING STATEMENT**

Legal Description

Parcel 1:

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The North 90 Feet of Lot 1 and that part of the North 90 feet of Lot 2 in Subdivision (by Chicago Hydraulic Company) of Lots 1 and 2 in Block 118 of School Section Addition to Chicago, Cook County, Illinois, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, which lies East of a line extending South from a point on the North line of said Lot 2 which is 15.24 feet West from the NorthEast corner thereof to a point on the South line of said Lot 2 which is 14.90 feet West from the SouthEast corner thereof;

Parcel 2:

Also Lot 3 and that part of Lot 2 in Subdivision (by Chicago Hydraulic Company) of Lots 1 and 2 in Block 118 in School Section Addition to Chicago, Cook County, Illinois, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, which lies West of a line extending South from a point on the North line of Said Lot 2 which is 15.24 feet West from the NorthEast corner thereof to a point on the South line of said Lot 2 which is 14.90 feet West from the SouthEast corner thereof, excepting from the aforesaid part of Lot 2 that portion of said part lying South of the North 90 feet of Lot 2 and falling within the East 15 feet of Lot 2.

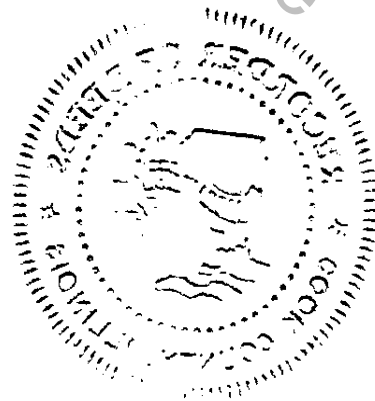
Parcel 3:

Together with Lot 1 (except the South 2 feet thereof) in Major's Subdivision of Sub-Lots 4,5,6, and 8 and the West 15 feet of Lot 9 (excepting therefrom that part of said Lots 6 and 8 taken for LaSalle Street) in the Subdivision of Lots 1 and 2 in Block 118 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Containing in the aggregate, 16,130 square feet of land, more or less.

Common Address: 11 South LaSalle Street  
Chicago, Illinois 60603

Permanent Tax Index Numbers: 17-16-204-001-0000  
17-16-204-003-0000



Property of Cook County Clerk's Office

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT #

00910338

OCT 13 2000

  
RECORDER OF DEEDS  
COOK COUNTY

