

STATE OF ILLINOIS  
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 UNIFORM COMMERCIAL CODE-FINANCING STATEMENT - FORM UCC-2



This STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code.

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

Debtor(s) (Last Name) and address(es) 57 West Grand LLC c/o Friedman Properties, Ltd. 325 North LaSalle Street, 6th Floor CHICAGO, IL 60610	Secured Party(ies) and address(es) LaSalle Bank National Association 135 S. LaSalle, Suite 1260 CHICAGO, IL 60603
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**00934431**

1. This financing statement covers the following types (or items) of property: All of Debtor's now owned or existing and hereafter acquired or arising accounts, machinery, equipment, fixtures, inventory, goods, chattel paper, investment property, general intangibles, instruments and documents, together with all accessions to, substitutions for and replacements, products and proceeds of all of the foregoing, as more particularly described on Exhibit B attached hereto and by this reference incorporated herein, located on the real estate described on Exhibit A attached hereto.

ASSIGNEE OF SECURED PARTY Page 1 of 5  
**2000-11-29 11:15:57**  
 Cook County Recorder 29.60

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 mixtures on [The above timber standing on...] [The above minerals or the like (including oil and gas) accounts will be financed at the wellhead or minehead of the well or mine located on...] (Strike what is inapplicable) (Describe Real Estate) 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.

4 Additional sheets presented  
 File with Recorder's Office of IL-Cook County, Illinois  
*Real Estate Records*

SEE SCHEDULE , I  
 By: \_\_\_\_\_  
 Signature of (Debtor)  
 (Secured Party)\*

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

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

Lexis Document Services  
 135 South LaSalle Street  
 Suite 2260  
 Chicago, IL 60603  
1621953-2

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## EXHIBIT B

### DESCRIPTION OF COLLATERAL

1. All apparatus, machinery, devices, fixtures, communication devices, systems and equipment, fittings, appurtenances, equipment, appliances, furniture, furnishings, appointments, accessories, landscaping, plants and all other items of personal property located at, in or on the real estate legally described in Exhibit A attached to this Financing Statement and/or the improvements located on such real estate (collectively the "Property") or used in the operation or maintenance of the Property or any business or operation conducted thereon. All fixtures and equipment now or hereafter installed for use in the operation of the buildings, structures and improvements now or hereafter on the Property, including but not limited to, all lighting, heating, cooling, ventilating, air-conditioning, plumbing, sprinkling, incinerating, refrigerating, air-cooling, lifting, fire extinguishing, cleaning, entertaining, security, communicating and electrical and power systems, and the machinery, appliances, fixtures and equipment pertaining thereto, all awnings, ovens, stoves, refrigerators, dishwashers, disposals, carpeting, switchboards, engines, motors, tanks, pumps, screens, storm doors and windows, shades, floor coverings, ranges, washers, dryers, disposals, cabinets, furniture, partitions, conduits, ducts and compressors, and all elevators and escalators and the machinery and appliances, fixtures and equipment pertaining thereto, other than any such items that are owned by tenants of all or any portion of the Property;

2. Any and all revenues, receivables and income now owned or hereafter acquired and arising from or out of the Property and/or the businesses and operations conducted thereon;

3. Any and all other personal property of any kind, nature or description, whether tangible or intangible, (including without limitation, any and all goods, accounts, contract rights, franchises, licenses, permits, chattel paper, money, documents, instruments and general intangibles) of Debtor arising from, relating to or used in connection with the operation or maintenance of the Property, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire any right, title or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise);

4. All awards or payments, including interest thereon, that may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain or condemnation (including, without limitation, any transfer made in lieu of or in anticipation of the exercise of said rights), or for a change of grade, or for any other injury to or decrease in the value of the Property;

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5. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

6. All accounts, escrows, impounds, reserves, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the Uniform Commercial Code, and all franchises, trade names, trademarks, symbols, service marks, books, records, plans, specifications, designs, drawings, permits, consents, licenses (including liquor licenses, to the extent assignable), license agreements, operating contracts, contract rights (including, without limitation, any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair, or other work upon the Property) and all management franchise, service, supply and maintenance contracts and agreements, and any other agreements, permits or contracts of any nature whatsoever now or hereafter obtained or entered into by the Debtor with respect to the operation or ownership of the Property; and all approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Land); and all causes of action that now or hereafter relate to, are derived from or are used in connection with the Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon; and

7. All additions and accessories to any of the foregoing, all proceeds, products, offspring, rents and profits from any of the foregoing, including, without limitation, those from sale, exchange, transfer, collection, loss, damage, renewal, disposition, substitution or replacement of any of the foregoing, and all of the books and records pertaining to any of the foregoing.

8. Any and all proceeds and products of any of the foregoing and any and all other security and collateral of any nature whatsoever, now or hereafter given for the repayment of the Indebtedness and the performance of Debtor's obligations under the Loan Documents, including (without limitation) the Replacement Reserve, the TI and Leasing Reserve, and all other escrows established with Secured Party by Debtor; and

9. The Lockbox Account and all deposits therein as provided.

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## SCHEDULE I

### DEBTOR:

57 WEST GRAND LLC, an Illinois limited liability  
company

By: 

Name: Albert M Friedman  
Its. Manager

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