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Cook County Recorder

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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)
ANDREW K. KEIL (773) 693-5555

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

MR. ANDREW K. KEIL
SECOND VICE PRESIDENT
THE NORTHERN TRUST COMPANY
8501 WEST HIGGINS ROAD
CHICAGO, ILLINOIS 60631

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME
JCG PROPERTIES, L.L.C.

OR 1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
4404 W. BERTEAU CHICAGO IL 60641 USA

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION LIMITED LIABILITY CO. 1f. JURISDICTION OF ORGANIZATION ILLINOIS 1g. ORGANIZATIONAL ID #, if any 00172138 NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
THE NORTHERN TRUST COMPANY

OR 3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
8501 WEST HIGGINS ROAD CHICAGO IL 60631 USA

4. This FINANCING STATEMENT covers the following collateral:

ALL FIXTURES OF THE DEBTOR NOW OWNED OR HEREAFTER ACQUIRED.

5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional) All Debtors Debtor 1 Debtor 2 (ADDITIONAL FEE)

8. OPTIONAL FILER REFERENCE DATA

RPPM&A 5592.001

2/11/02

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL ESTATE

Situated in the State of Illinois, County of Cook and is described as follows:

PARCEL "A":

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES: THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST FROM SAID POINT OF COMMENCING, A DISTANCE OF 183.93 FEET TO THE PLACE OF BEGINNING OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 6 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 247.75 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 16 SECONDS WEST, A DISTANCE OF 96.78 FEET ALONG THE CHORD OF A CURVED LINE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 193.18 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 97.82 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE TANGENT SEGMENT OF SPUR TRACK I.C.C. NUMBER A-303 AND EXTENSION OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS NOW LOCATED AND ESTABLISHED, A DISTANCE OF 369.32 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 51 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 926.12 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 43.51 FEET TO A POINT 15 FEET NORTHERNLY, AS MEASURED RADially FROM THE CENTER LINE OF SPUR TRACK I.C.C. NUMBER A-243 OF SAID RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY, ALONG A LINE, PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK I.C.C. NO. A-243, SAID PARALLEL LINE HAVING THE FOLLOWING DESCRIBED COURSES AND CHORD DISTANCES; NORTH 86 DEGREES 04 MINUTES WEST, AS DISTANCE OF 23.54 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 55 SECONDS WEST, A DISTANCE OF 102.78 FEET; THENCE SOUTH 77 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 102.50 FEET;

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THENCE SOUTH 68 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 102.44 FEET; THENCE SOUTH 60 DEGREES 15 MINUTES 25 SECONDS WEST, ALONG THE LAST CHORD DISTANT OF 74.06 FEET; THENCE SOUTH 83 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL "A-1":

EASEMENT FOR THE BENEFIT OF PARCEL "A" AS CREATED BY THE DEED FROM CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION TO B&B PACKING COMPANY, A DELAWARE CORPORATION, DATED DECEMBER 8, 1965 AND RECORDED DECEMBER 10, 1965 AS DOCUMENT 19680543 FOR THE CONSTRUCTION, REPAIR, MAINTENANCE AND USE OF A PRIVATE ROADWAY OVER AND UPON A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE, SAID ROADWAY TO BE 30 FEET IN WIDTH, TO-WIT:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A BASE OF THE FOLLOWING DESCRIBED COURSES: THENCE "DUE EAST" ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 930.07 FEET TO THE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST, A DISTANCE OF 532.02 FEET TO A POINT WHICH IS IDENTICAL WITH THE MOST EASTERLY CORNER OF THE TRACT OF LAND ABOVE DESCRIBED; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 60.0 FEET; THENCE SOUTH 51 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 299.56 FEET; THENCE "DUE SOUTH", A DISTANCE OF 96.13 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER; THENCE "DUE EAST" ON SAID LINE, 220.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL "A-2":

EASEMENT FOR THE BENEFIT OF PARCEL "A" AS CREATED BY THE DEED FROM CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, DATED DECEMBER 8, 1965 AND RECORDED DECEMBER 10, 1965 AS DOCUMENT 19680543 FOR THE CONSTRUCTION, REPAIR, MAINTENANCE AND USE

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OF A SEWER LINE, WATER LINE, AND OTHER UTILITY LINES IN, UNDER, UPON THE FOLLOWING DESCRIBED STRIP OF LAND, TO-WIT:

A STRIP OF LAND 15 FEET IN WIDTH IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION TO BE USED AS A BASE FOR THE FOLLOWING DESCRIBED COURSES: 15 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST, 185.67 FEET; THENCE SOUTH 83 DEGREES 23 MINUTES 08 SECONDS WEST, 15.09 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST, 183.93 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL "B":

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION WITH THE WEST LINE OF NORTH KOLMAR AVENUE, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15 HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A BASE FOR FOLLOWING DESCRIBED COURSES; THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST FROM SAID POINT OF COMMENCING, A DISTANCE OF 183.93 FEET; THENCE NORTH 6 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 247.75 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 16 SECONDS WEST, A DISTANCE OF 96.78 FEET ALONG THE CHORD OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 193.18 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 97.82 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT SEGMENT OF SPUR TRACK I.C.C. NUMBER A-303 AND EXTENSION OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED, A DISTANCE OF 369.3 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS

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WEST, A DISTANCE OF 131 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 60 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH BEARS NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 37 MINUTES 41 SECONDS EAST, A DISTANCE OF 135 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL "C":

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION AND THE WEST LINE OF NORTH KOLMAR AVENUE SAID POINT COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN CRANDALL'S BOULEVARD ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A BASE FOR THE FOLLOWING DESCRIBED COURSES: THENCE NORTH 0 DEGREES 17 MINUTES 00 SECONDS WEST, FROM SAID POINT OF COMMENCEMENT, A DISTANCE OF 183.93 FEET; THENCE NORTH 0 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 247.75 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 16 SECONDS WEST, A DISTANCE OF 96.78 FEET ALONG THE CHORD OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 193.18 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 97.82 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 41 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT SEGMENT OF SPUR TRACK I.C.C. NUMBER A-303 AND EXTENSION OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY AS NOW LOCATED AND ESTABLISHED, A DISTANCE OF 369.32 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST, A DISTANCE OF 131 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 27 FEET, MORE OR LESS, TO A POINT DISTANT 10 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF CHICAGO AND NORTH WESTERN RAILWAY COMPANY SPUR TRACK I.C.C. NUMBER 64 AS SAID SPUR TRACK IS NOW LOCATED; THENCE SOUTHEASTERLY, ALONG A LINE PARALLEL WITH SAID SPUR TRACK (I.C.C. NUMBER 64) CENTER LINE, A DISTANCE OF 1057.12 FEET; THENCE SOUTHEASTERLY, ALONG A STRAIGHT LINE, TO A POINT OF BEGINNING DISTANT 10 FEET NORTHERNLY, MEASURED RADIALLY FROM THE CENTER LINE OF CHICAGO AND NORTH WESTERN RAILWAY COMPANY SPUR TRACK I.C.C. NUMBER A-243 AS NOW LOCATED; THENCE NORTH 51 DEGREES 55 MINUTES 27 SECONDS WEST, A

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DISTANCE OF 1030 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N: 13-15-306-061 and 13-15-306-062

Commonly known as: 4404 W. Berteau, Chicago, IL 60641

Property of Cook County Clerk's Office

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