

UNOFFICIAL COPY

0020977718

1491/0212 20 001 Page 1 of 9
2002-09-05 11:17:04
Cook County Recorder 40.00



0020977718

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Kris E. Curran
Ungaretti & Harris
3500 Three First National Plaza
Chicago, Illinois 60602

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 KATLAW TRETAM & COMPANY, LLC						
OR	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS 1980 Hawthorne Avenue			CITY Melrose Park	STATE IL	POSTAL CODE 60610	COUNTRY USA
1d. TAX ID #, SSN OR EIN 35-2176327	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION Delaware	1g. ORGANIZATIONAL ID #, if any 3481359 <input type="checkbox"/> 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 <input type="checkbox"/> 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 LASALLE BANK NATIONAL ASSOCIATION						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS 135 South LaSalle Street			CITY Chicago	STATE IL	POSTAL CODE 60603	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

The Collateral covered by this Financing Statement is described on Exhibit B attached hereto and includes fixtures and other property affixed to, located on or otherwise related to the Real Estate legally described on Exhibit A attached hereto

BOX 333-CTI

5. ALTERNATIVE DESIGNATION [if applicable]:	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> 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] (ADDITIONAL FEE)		All Debtors	Debtor 1	Debtor 2	
8. OPTIONAL FILER REFERENCE DATA						

UNOFFICIAL COPY

20977718

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME KATLAW TRETAM & COMPANY, LLC			
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME					
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
11d. TAX ID #, SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any	
				<input type="checkbox"/> NONE	

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME					
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

13. This FINANCING STATEMENT covers timber to be cut or as-extracted collateral, or is filed as a fixture filing.

14. Description of real estate:

The Real Estate Legally Described on Exhibit A attached hereto

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

16. Additional collateral description:

17. Check only if applicable and check only one box.

Debtor is a Trust or Trustee acting with respect to property held in trust or Decedent's Estate

18. Check only if applicable and check only one box.

Debtor is a TRANSMITTING UTILITY

Filed in connection with a Manufactured-Home Transaction — effective 30 years

Filed in connection with a Public-Finance Transaction — effective 30 years

UNOFFICIAL COPY

20977718

EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 765.20 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF THE WEST 414.10 FEET, A DISTANCE OF 212 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 30 FEET; THENCE NORTHWESTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 200 FEET NORTH OF THE SOUTH LINE OF THE LAND HEREWITH DESCRIBED EXTENDED WEST, THENCE NORTH ALONG THE EAST LINE OF THE AFORESAID WEST 184.10 FEET A DISTANCE OF 161.45 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 202.38 FEET TO A POINT 205.41 FEET EAST OF THE WEST LINE OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33 AFORESAID WHICH IS 160.20 FEET NORTH OF THE SOUTH LINE OF THE LAND HEREWITH DESCRIBED; THENCE EAST PARALLEL TO SAID SOUTH LINE 208.69 FEET; THENCE SOUTH 160.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, WHICH IS 925.40 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF SAID WEST 414.10 FEET A DISTANCE OF 208.69 FEET; THENCE NORTHWESTERLY 202.38 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 201.25 FEET NORTH OF THE SOUTH LINE OF THE LAND HEREWITH DESCRIBED EXTENDED WEST; THENCE NORTH ALONG THE EAST LINE OF THE AFORESAID WEST 184.10 FEET A DISTANCE OF 248.35 FEET; THENCE SOUTHEASTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 202.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 279.60 FEET NORTH OF THE SOUTH LINE OF LAND HEREWITH DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF THE AFORESAID WEST 202.10 FEET A DISTANCE OF 30 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE LAND DESCRIBED 212 FEET; THENCE SOUTH 249.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 795.20 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF THE WEST 414.10 FEET A DISTANCE OF 212 FEET; THENCE NORTHWESTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, WHICH IS 170 FEET NORTH OF THE LAST DESCRIBED COURSE, FOR THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE CONVEYED; THENCE SOUTHEASTERLY ON THE LAST DESCRIBED COURSE FOR A DISTANCE OF 113.7 FEET; THENCE WEST .7 FEET; THENCE NORTHWESTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 184.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER NORTH OF INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33 WHICH IS 435 FEET NORTH OF NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF SAID WEST 414.10 FEET A DISTANCE OF 230 FEET; THENCE NORTH AT RIGHT ANGLES 530.20 FEET; THENCE SOUTHEASTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 202.10 FEET OF AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33 WHICH IS 360.20 FEET NORTH OF SOUTH LINE OF PREMISES HEREWITH DESCRIBED; THENCE SOUTH ALONG SAID LINE 30 FEET; THENCE EAST AT RIGHT ANGLES 212 FEET; THENCE SOUTH 350.20 FEET TO A POINT OF BEGINNING (EXCEPT THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, WHICH IS 795.20 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF THE WEST 414.10 FEET A DISTANCE OF 212 FEET; THENCE NORTHWESTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, WHICH IS 170 FEET NORTH OF THE LAST DESCRIBED COURSE, FOR THE POINT OF BEGINNING OF THE TRACT LAND TO BE EXCEPTED; THENCE SOUTHEASTERLY ON THE LAST DESCRIBED COURSE FOR A DISTANCE OF 113.7 FEET; THENCE WEST 0.7 FEET; THENCE NORTHWESTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 184.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE A POINT 273.49 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33 AND ON THE NORTH LINE OF NORTH AVENUE PER DOCUMENT 102988763; THENCE NORTH ALONG A LINE 90 DEGREES 30 MINUTES 56 SECONDS AS MEASURED COUNTER-CLOCKWISE FROM THE NORTH LINE OF NORTH AVENUE, 192.49 FEET TO THE SOUTH LINE OF THE NORTH 80 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 10 ACRES FO THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN

BOUNDARY LINE; THENCE EAST ALONG THE SOUTH LINE OF SAID 80 ACRES, 61.01 FEET; SAID POINT BEING 334.39 FEET EAST OF THE EAST LINE OF CORNELL AVENUE PER DOCUMENT 12743095; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID 80 ACRES, 236.28 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID NORTH 80 ACRES, 379.49 FEET TO THE EAST LINE OF THE WEST 167.10 FEET OF SAID SOUTHEAST FRACTIONAL QUARTER; THENCE NORTH ALONG SAID EAST LINE, 4.35 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO A LINE 414.10 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST FRACTIONAL QUARTER THROUGH A POINT 435.0 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE PER DOCUMENT 10157500; THENCE EASTERLY ALONG SAID LINE DRAWN AT RIGHT ANGLES, 247.0 FEET TO A POINT ON A LINE 414.10 FEET EAST OF SAID SOUTHEAST FRACTIONAL QUARTER; THENCE SOUTHERLY AT RIGHT ANGLES, ALONG THE EAST LINE OF THE WEST 414.10 FEET OF SAID SOUTHEAST FRACTIONAL QUARTER, 435.0 FEET, TO THE NORTH LINE OF SAID NORTH AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF NORTH AVENUE, 687.27 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 5 AS CREATED BY DEED DATED OCTOBER 31, 1979 AND RECORDED NOVEMBER 2, 1979 AS DOCUMENT 25228790 FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1957 AND KNOWN AS TRUST NUMBER 20014 AND TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 27, 1979 AND KNOWN AS TRUST NUMBER 101763 OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 33 AFORESAID AND ON THE WEST LINE OF THE EAST 1/2 OF THE NORTH 80 ACRES OF THE FOLLOWING TRACT (THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 10 ACRES OF THE SOUTHEAST FRACTIONAL QUARTER NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE NORTH ALONG SAID WEST LINE 298.62 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 21 MINUTES TO THE RIGHT WITH THE AFOREMENTIONED WEST LINE 33 FEET TO THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED (AND THE EASTERLY LINE OF CORNELL AVENUE AS PER DOCUMENT NO. 12743095); THENCE CONTINUE EASTERLY ALONG SAID LINE 374.37 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF CORNELL AVENUE, AFORESAID, 25 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE EASTERLY LINE OF CORNELL AVENUE 25 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTHERLY ON THE EASTERLY LINE OF CORNELL AVENUE 25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 17.0 FEET OF THE WEST 184.10 FEET OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET AFORESAID SOUTHEAST 1/4 OF SECTION 33, WHICH IS 435.0 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, AND SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET OF AFORESAID SOUTHEAST 1/4 OF SECTION 33 WHICH IS 1415.0 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers and Common Addresses for above described real estate:

PINS:

12-33-302-010-0000
12-33-302-011-0000
12-33-302-014-0000
12-33-302-015-0000
12-33-302-033-0000
12-33-400-017-0000
12-33-400-018-0000
12-33-400-031-0000
12-33-400-032-0000
12-33-400-086-0000
12-33-400-020-0000

COMMON ADDRESSES:

3215 W. North Avenue, Melrose Park, Illinois
1950 N. Hawthorne, Melrose Park, Illinois
1980 N. Hawthorne, Melrose Park, Illinois

EXHIBIT B
TO FINANCING STATEMENT
(Page 1 of 3)

Debtor:

Secured Party:

KATLAW TRETAM & COMPANY, LLC
A Delaware limited liability company
Identification No.: 3481359
1980 Hawthorne Avenue.
Melrose Park, Illinois 60160

LaSalle Bank National Association
135 S. LaSalle Street
Chicago, Illinois 60603

The collateral ("Collateral") covered by this Financing Statement covers all of Debtor's right, title and interest in and to property and property interests and rights described below. (As used herein, the term "Real Estate" means the real property legally described on Exhibit A attached to this Financing Statement, and the term "Mortgaged Property" means the Real Estate, and all improvements thereon, together with the Collateral described below).

- (a) Awards: All awards and payments heretofore or hereafter made by any municipal, state or federal agency or authority to Debtor, including any awards or payments for any taking of the Mortgaged Property as a result of the exercise of the right of condemnation or eminent domain and any and all proceeds and payments heretofore or hereafter made by any insurance company as a result of any casualty or other event in connection with the Mortgaged Property.
- (b) Buildings: Any and all buildings, structures and improvements, and any and all additions, alterations, betterments or appurtenances thereto, now or at any time hereafter situated, placed or constructed upon the Real Estate or any part thereof, including specifically, but without limitation, the existing masonry brick and concrete block single story light manufacturing structures located at 1950 and 1980 Hawthorne Avenue and 3215 West North Avenue, all in Melrose Park, Illinois and containing approximately 200,130 square feet of floor area, in the aggregate.
- (c) Contracts: Any and all contracts, documents or agreements pertaining to the ownership, use, occupancy, development, design, construction, financing, operation, management, alteration, repair, marketing, sale, lease or enjoyment of the Mortgaged Property, including, without limitation any contracts for labor or materials, purchase orders, service contracts, and all rights, privileges, authority and benefits thereunder (but under no circumstances any liabilities, obligations or responsibilities thereunder).
- (d) Equipment: Any and all equipment or machinery now or hereafter owned by Debtor, whether located upon the Real Estate or elsewhere, including, without limitation, any and all machinery and equipment purchased or to be purchased utilizing Bond revenues.
- (e) Fixtures: All fixtures, as defined in and subject to the Uniform Commercial Code, located on the Real Estate including, without limitation, all systems, fittings, structures, equipment, apparatus, fixtures and other improvements and items now or hereafter temporarily or permanently attached to, installed in or used in connection with any of the Buildings or the Real Estate, including but not limited to any and all partitions, hardware, motors, engines, boilers, furnaces, pipes, plumbing, conduit, sprinkler systems, fire extinguishing equipment,

elevator equipment, telephone and other communications equipment, security equipment, master antennas and cable television equipment, water tanks, heating, ventilating, air conditioning and refrigeration equipment, laundry facilities, and incinerating, gas and electric machinery and equipment.

(f) Leases: Any and all leases, subleases, licenses, concessions or grants of other possessory interests (written or oral) now or hereafter in force, covering or affecting the Mortgaged Property, including, without limitation the Real Estate and Improvements and the Equipment or any part thereof or interest therein, together with all rights, powers, privileges, options and other benefits of Debtor thereunder (but under no circumstances any liabilities, obligations or responsibilities thereunder).

(g) Personalty: All right, title and interest of Debtor in and to all furniture, furnishings, equipment, machinery, goods, inventory and all other tangible personal property and any intangibles of any kind or character as defined in and subject to the provisions of the Uniform Commercial Code now or hereafter located upon, within or about the Real Estate and Buildings, or used or useful in connection therewith, together with all existing or future accessories, replacements and substitutions thereof and the proceeds therefrom, including, but not limited to: (i) all furniture, furnishings and Equipment furnished by Debtor to tenants or purchasers of the Real Estate or the Buildings; (ii) all building materials and equipment intended to be incorporated in the improvements now or hereafter to be constructed on the Real Estate, whether or not yet incorporated in such improvements; (iii) all machinery, apparatus, systems, equipment or articles used in supplying heating, gas, electricity, ventilation, air-conditioning, water, light, power, refrigeration, fire protection, elevator service, telephone and other communication service, master antennas and cable television service, waste removal and all fire sprinklers, smoke detectors, alarm systems, security systems, electronic monitoring equipment and devices; (iv) all window or structural cleaning and maintenance equipment; (v) all indoor and outdoor furniture, including tables, chairs, planters, desks, sofas, shelves, lockers, cabinets, wall safes and other furnishings; (vi) all rugs, carpets and other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds and curtains; (vii) all lamps, chandeliers and other lighting fixtures; (viii) all recreational equipment and materials; (ix) all office furniture, equipment and supplies; (x) all kitchen equipment and appliances, including refrigerators, ovens, dishwashers, range hoods and exhaust systems and disposal units; (xi) all laundry equipment, including washers and dryers; (xii) all tractors, mowers, sweepers, snow removal equipment and other equipment used in maintenance of interior and exterior portions of the Real Estate; and (xiii) all other maintenance supplies and inventories; provided the enumeration of any specific articles of personalty set forth above shall in no way exclude or be held to exclude any items or property not specifically enumerated, and any of the foregoing items that do not constitute personal property but constitute fixtures under applicable law shall be included in the definition of the term "Fixtures" as used herein.

(h) Rents: All of the rents, revenues, income, profits, deposits and other benefits payable under the Leases and/or otherwise arising from or out of the Mortgaged Property or out of the ownership, use, enjoyment or disposition of all or any portion of the Mortgaged Property or part thereof or interest therein.

UNOFFICIAL COPY

EXHIBIT B TO FINANCING STATEMENT

20977718

(Page 3 of 3)

In addition to the foregoing, the Collateral also includes the following:

(i) Bonds: All right, title and interest of Debtor in and to those certain \$4,700,000 Variable Rate Demand Industrial Development Revenue Bonds (Katlaw Tretam & Company, LLC Project), Series 2002 (the "Bonds") issued by the Illinois Development Finance Authority (the "Issuer"), pursuant to a Indenture of Trust, dated as of August 1, 2002 (the "Indenture") between the Issuer and LaSalle Bank National Association, Chicago, Illinois, as trustee (the "Trustee"), as the same may be from time to time delivered to the Trustee or other nominee, as agent for the Secured Party, and to the interest thereon and all proceeds thereof.

Property of Cook County Clerk's Office