

0021136453

2392/0395 18 001 Page 1 of 9
2002-10-17 14:20:22
Cook County Recorder 40.00



0021136453

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

UNGARETTI & HARRIS
3500 THREE FIRST NATIONAL PLAZA
CHICAGO, IL 60602
ATTN: PATRICK THOMPSON, ESQ.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

8034905 D2AEM 4075

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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
WPC- ORLAND II, LLC

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

180 NORTH WACKER DRIVE CHICAGO IL 60606 USA

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION LTD LIAB CO 1f. JURISDICTION OF ORGANIZATION DELAWARE 1g. ORGANIZATIONAL ID #, if any 3417004 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
U.S. BANK NATIONAL ASSOCIATION

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

400 NORTH MICHIGAN AVENUE CHICAGO IL 60611 USA

4. This FINANCING STATEMENT covers the following collateral:

ALL OF DEBTOR'S RIGHT, TITLE AND INTEREST IN, TO AND UNDER THE COLLATERAL SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

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) [ADDITIONAL FEE] [optional] All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

BOX 333-CP

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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		
WPC- ORLAND II, LLC		
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME
		MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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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	JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any
				<input type="checkbox"/> NONE

12. <input type="checkbox"/> ADDITIONAL SECURED PARTY'S or <input type="checkbox"/> 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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EXHIBIT A

TO UCC FINANCING STATEMENT MADE BY
ORLAND II, L.L.C., AN ILLINOIS LIMITED LIABILITY
COMPANY AND WPC-ORLAND II, LLC, A DELAWARE
LIMITED LIABILITY COMPANY, AS DEBTOR, IN FAVOR
OF U.S. BANK NATIONAL ASSOCIATION, AS SECURED
PARTY

(Legal Description)

Property of Cook County Clerk's Office

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EXHIBIT A (LEGAL DESCRIPTION)

PARCEL 1:

LOT 1 IN ORLAND COURT SUBDIVISION, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 20, 1981 AS DOCUMENT 25811986, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 5 AND 7 IN ORLAND COURT SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 20, 1981 AS DOCUMENT 25811986, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 0 DEGREES 00 MINUTES 22 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 237.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 11.89 FEET TO THE POINT OF BEGINNING, SAID POINT LYING 60 FEET (MEASURED PERPENDICULARLY) EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 189.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 260.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 189.00 FEET TO A POINT WHICH LIES 60.00 FEET (MEASURED PERPENDICULARLY) EAST OF SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE WHICH LIES 60.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15 FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING) IN ORLAND COURT SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1981 AS DOCUMENT 25811986, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

LOT 8 AND THAT PART OF LOT 4 TAKEN AS A TRACT, IN ORLAND COURT SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST ON THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 136.26 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST ON THE EAST LINE OF SAID LOT 8, A DISTANCE OF 18.50 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 05 SECONDS EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 187.74 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS EAST, PARALLEL WITH THE WEST LINE OF LOTS 4 AND 8, A DISTANCE OF 276.12 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 45 MINUTES 05 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 324.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST ON THE WEST LINE OF SAID LOTS 4 AND 8, A DISTANCE OF 294.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1981 AS DOCUMENT 25811986, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE RECIPROCAL AND NONEXCLUSIVE RIGHTS, PRIVILEGES, AND EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2, 3, AND 4 FOR INGRESS AND EGRESS, PARKING OF VEHICLES, PASSAGE AND ACCOMODATION OF PEDESTRIANS FOR CONSTRUCTION, ERECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF FOOTINGS, FOUNDATIONS, SUPPORTS AND WALLS, SIGNS, LIGHTS, ENTRANCES, DOORS, MARQUEES, CANOPIES, OVERHANGS, OR OTHER IMPROVEMENTS OF LIKE NATURE, AND TO INSTALL, THE INTO, USE, MAINTAIN, REPAIR, AND REPLACE UNDER GROUND UTILITY FACILITIES SUCH AS WATER, GAS, ELECTRIC AND TELEPHONE LINES, STORM SANITARY SEWER LINES, AND FOR THE PURPOSE OF THE DEVELOPMENT AND CONSTRUCTION OR RECONSTRUCTION OF IMPROVEMENTS CREATED AND GRANTED AS APPURTENANCES TO PARCEL 3 ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED AUGUST 1, 1979 AND RECORDED NOVEMBER 7, 1979, AS DOCUMENT 25230921 MADE BY AND AMONG AMALGAMATED TRUST AND SAVINGS BANK, TRUST NO. 3557, WIEBOLT STORES, INC., MONTGOMERY WARD AND COMPANY, INCORPORATED AND MONTGOMERY WARD DEVELOPMENT CORPORATION, AND FRINGE TRACTS AGREEMENTS DATED AUGUST 1, 1979 AND RECORDED NOVEMBER 7, 1979 AS DOCUMENT 25230922 AMONG THE

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SAME PARTIES, AS AMENDED BY AMENDMENT RECORDED MARCH 20, 1981 AS DOCUMENT 25811985 AND FURTHER AMENDED BY AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED JULY 21, 1998 AS DOCUMENT 98630610, AS AMENDED FROM TIME TO TIME, OVER, UNDER, AND ACROSS THE COMMON AREA OF THE LAND, EXCEPT THAT PART FALLING WITHIN SAID PARCELS 1, 2, 3, AND 4, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 3, AND 4 ABOVE TO LAY, CONSTRUCT, ALTER, REPAIR, OPERATE, REMOVE, REPLACE AND MAINTAIN A 12 INCH SANITARY SEWER PIPE LINE AS CREATED BY EASEMENT AGREEMENT DATED NOVEMBER 1, 1979 AND RECORDED NOVEMBER 7, 1979 AS DOCUMENT 25230920 MADE BY AND BETWEEN HERITAGE PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1957 KNOWN AS TRUST NUMBER 5096 AND AMALGAMATED TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 8, 1978 KNOWN AS TRUST NUMBER 3557 OVER THE FOLLOWING DESCRIBED LAND:

THE WEST 20 FEET OF THE SOUTH 70 FEET OF THE NORTH 2517.35 FEET (AS MEASURED ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF LA GRANGE ROAD (100 FEET WIDE), IN COOK COUNTY, ILLINOIS.

PARCEL 7:

EASEMENT FOR DRAINAGE OR OTHER SURFACE WATER APPURTENANT TO AND FOR THE BENEFIT OF LOT 4 IN PARCEL 4, AS SET FORTH AND DEFINED IN DOCUMENT NUMBERS 24333756 AND 25230920.

pin numbers:

27-15-100-013

27-15-100-016

27-15-100-018

27-15-100-019

27-15-100-030

27-15-100-031

27-15-100-039

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EXHIBIT B

UCC FINANCING STATEMENT MADE BY
ORLAND II, L.L.C., AN ILLINOIS LIMITED LIABILITY
COMPANY AND WPC-ORLAND II, LLC, A DELAWARE
LIMITED LIABILITY COMPANY, AS DEBTOR, IN FAVOR
OF U.S. BANK NATIONAL ASSOCIATION, AS SECURED
PARTY

1. Improvements. All of Debtor's right, title and interest in and to all buildings, structures and other improvements now or hereafter constructed, erected, installed, placed or situated upon that piece, parcel and tract (or those pieces, parcels or tracts) of land (the "Real Estate") located in Cook County, Illinois legally more particularly described on Exhibit A attached hereto and by this reference thereto made a part hereof (collectively, the "Improvements");
2. Appurtenances. All of Debtor's estate, claim, demand, right, title and interest, now owned or hereafter acquired, including, without limitation, any after acquired title, franchise, license, remainder, or reversion, in, and to (i) any land or vaults lying within the right-of-way of any street, avenue, way, passage, highway or alley, open or proposed, vacated or otherwise, adjoining the Real Estate; (ii) any and all alleys, sidewalks, streets, avenues, strips and gores of land adjacent, belonging or appertaining to the Real Estate and Improvements; (iii) all rights of ingress and egress to and from the Real Estate and all adjoining properties; (iv) storm and sanitary sewer, water, gas, electric, railway, telephone and all other utility services relating to the Real Estate and Improvements; (v) all land use, zoning and development rights and approvals, all air rights, water, water rights, water stock, gas, oil, minerals, coal and other substances of any kind or character underlying or relating to the Real Estate or any part thereof; and (vi) each and all of the tenements, hereditaments, easements, appurtenances, or other rights, liberties, reservations, allowances and privileges relating to the Real Estate or the Improvements or in any way now or hereafter appertaining thereto, including homestead and any other claim at law or in equity (collectively, the "Appurtenances");
3. Leases. All leasehold estates and the right, title and interest of Debtor in, to and under any and all leases, subleases, management agreements, arrangements, concessions or agreements, written or oral, relating to the use and occupancy of the Real Estate and Improvements or any portion thereof now or hereafter existing or entered into (collectively, the "Leases");
4. Rents. All rents, issues, profits, proceeds, income, revenues, royalties, advantages, avails, claims against guarantors, security and other deposits (whether in cash or other form), advance rentals and any and all other payments or benefits now or hereafter derived, directly or indirectly, from the Real Estate and Improvements, whether under the Leases or otherwise (collectively, the "Rents");

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5. Contract Rights. All right, title and interest of Debtor in and to any and all contracts, written or oral, express or implied, now existing or hereafter entered into or arising, in any manner related to the improvement, use, operation, sale, conversion or other disposition of any interest in, including, without limitation, all options to purchase or lease the Real Estate or Improvements or any portion thereof or interest therein, or any other rights, interests or greater estates in the rights and properties comprising the Property (as hereinafter defined and described), whether now owned or hereafter acquired by Debtor (collectively, the "Contract Rights");

6. Intangible Personal Property. All general intangibles of Debtor, including without limitation, goodwill, trademarks, trade names, option rights, permits, licenses, insurance policies and the proceeds therefrom, rights of action and books and records relating, directly or indirectly to the Real Estate and Improvements (collectively, the "Intangible Personal Property");

7. Tangible Personal Property. All right, title and interest of Debtor in and to all fixtures, equipment and tangible personal property of every kind, nature or description attached or affixed to or situated upon or within the Real Estate or Improvements, or both, provided the same are used, usable or intended to be used for or in connection with any present or future use, occupation, operation, maintenance, management or enjoyment of the Real Estate and Improvements (collectively, the "Tangible Personal Property");

8. Proceeds. All proceeds of the conversion, voluntary or involuntary, or any of the Property into cash or other liquidated claims, or that are otherwise payable for injury to, or the taking or requisitioning of the Property, including all insurance and condemnation proceeds paid or payable with respect to the Property (collectively, the "Proceeds");

9. Tax and Insurance Deposits. All sums deposited by Debtor to Secured Party, in escrow, for the payment of real estate and other taxes and insurance premiums payable on and with respect to the Real Estate and Improvements (collectively, the "Tax and Insurance Deposits");

10. Right to Encumber. All of Debtor's right, power or privilege to further hypothecate or encumber all or any portion of the property, rights and interests comprising the Property described herein as security for any debt or obligation; it being intended by this provision that Debtor be divested of the right, power and privilege to further hypothecate or encumber, or to grant a mortgage upon or a security interest in any of the Property as security for the payment of any debt or the performance of any obligation without Secured Party's prior written consent (the "Right to Encumber"); and

11. Other Rights and Interests. All other property, rights, interest, estates or claims of every name, kind, character or nature, both in law and in equity, which Debtor now has or may hereafter acquire in the Real Estate and Improvements and all other Property, rights, interest, estates or claims of any name, kind, character or nature or properties now owned or hereafter

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acquired in the other properties, rights and interests comprising the property as defined and described herein (collectively, "Other Rights and Interest").

All of the foregoing-described property, rights and interest, including the Improvements, Appurtenances, Leases, Rents, Contract Rights, Intangible Personal Property, Tangible Personal Property, Proceeds, Tax and Insurance Deposits, Right to Encumber and Other Rights and Interests, which is now or hereafter a part of, a benefit to, located upon or used, useful or intended to be used for or in connection with the complete and comfortable use, occupation, operation or enjoyment of the Real Estate and Improvements is collectively referred to herein as the "Collateral".

IT IS EXPRESSLY PROVIDED, HOWEVER, that the property, rights and interest included within the foregoing definition of "Collateral" shall not include any fixtures, equipment or tangible personal property which is (i) owned by tenants or lessees of Debtor and of the Real Estate and Improvements or any part or parts thereof, or (ii) owned by any lessors of fixtures, equipment or personal property leased to any such tenants.

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