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Doc#: 0328829291  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 10/15/2003 03:36 PM Pg: 1 of 6

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

LexisNexis Document Solutions  
801 Adlai Stevenson Drive  
Springfield, IL 62703

L 8960403-1

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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  
BAUM BROTHERS - FIRST BANK PLAZA, LLC & BAUM BROTHERS 1030 W. CHICAGO LLC

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

1c. MAILING ADDRESS 1030 W. CHICAGO AVENUE, SUITE 300 CITY CHICAGO STATE IL POSTAL CODE 60622 COUNTRY USA

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION LLC 1f. JURISDICTION OF ORGANIZATION IL 1g. ORGANIZATIONAL ID #, if any 00102113  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. SEE INSTRUCTIONS 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  
NORTHERN LIFE INS. CO. C/O RELIASTAR INVESTMENT RESEARCH, INC.

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

3c. MAILING ADDRESS 5780 POWERS FERRY ROAD N.W. SUITE 300 CITY ATLANTA STATE GA POSTAL CODE 30327-4349 COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

See Exhibits A , B and C attached hereto and made apart 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 305-2011434

IL-Cook County

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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

OR BAUM BROTHERS-FIRST BANK PLAZA, LLC & BAUM

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS: IL-Cook County

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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

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

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:

16. Additional collateral description:

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

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

### Legal Description

#### PARCEL 1:

LOT 7 AND THAT PART OF LOTS 4, 5, 6 AND 8 IN ASSESSOR'S DIVISION OF THE EAST 100 FEET AND OF 80 FEET IN THE SOUTHWEST CORNER OF BLOCK 7 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF LOTS 16 AND 17 IN BLOCK 7 IN ELSTON'S ADDITION TO CHICAGO AFORESAID LYING SOUTHEASTERLY OF A LINE DRAWN THROUGH A POINT IN THE WEST LINE OF NORTH CARPENTER STREET, 84.33 FEET SOUTH OF THE SOUTHWEST CORNER OF FRY STREET AND NORTH CARPENTER STREET, AND THROUGH A POINT IN THE NORTH LINE OF WEST CHICAGO AVENUE, 153.52 FEET WEST OF THE NORTHWEST CORNER OF NORTH CARPENTER STREET AND WEST CHICAGO AVENUE, AND EXCEPT FROM SAID PREMISES THAT PART THEREOF TAKEN FOR WIDENING WEST CHICAGO AVENUE, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 3 (EXCEPT THAT PART THEREOF TAKEN OR USED FOR OGDEN AVENUE AND FOR WIDENING CHICAGO AVENUE); LOT 4 (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF CHICAGO AVENUE); ALL OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 (EXCEPT THE EAST 16 FEET OF SAID LOT 24 DEDICATED FOR PUBLIC ALLEY BY DEDICATION RECORDED MAY 2, 1923 AS DOCUMENT 7910447 AND ALSO EXCEPT THAT PART OF LOT 24 AFORESAID TAKEN FOR WIDENING CHICAGO AVENUE), ALL IN ELSTON'S SUBDIVISION OF LOT 2 IN THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

ALL OF THE VACATED ALLEY LYING WITHIN THE AFORESAID LOTS 3 THROUGH 24 IN ELSTON'S SUBDIVISION OF LOT 2 IN THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

ALL THAT PART OF NORTH CARPENTER STREET HERETOFORE VACATED BY ORDINANCE RECORDED JUNE 29, 1972 AS DOCUMENT NUMBER 21958575, IN COOK COUNTY, ILLINOIS.

Common address: 750 North Carpenter Street and 1030 West Chicago Avenue, Chicago, IL

Property Tax I.D. Nos.: 17-05-418-009; 17-05-418-005; 17-08-206-016

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## EXHIBIT B

### DESCRIPTION OF COLLATERAL

All of the following property now or at any time hereafter owned by Debtor or in which the Debtor may now or at any time hereafter have any interest or right, together with all of Debtor's right, title and interest therein:

A. All fixtures and personal property now or hereafter owned by Debtor and attached to or contained in or used or useful in connection with the Premises (as described on Exhibit A hereto) or any of the improvements now or hereafter located thereon, including without limitation any and all air conditioners, antennae, appliances, apparatus, awnings, basins, bathtubs, bidets, boilers, bookcases, cabinets, carpets, coolers, curtains, dehumidifiers, disposals, doors, drapes, dryers, ducts, dynamos, elevators, engines, equipment, escalators, fans, fittings, floor coverings, furnaces, furnishings, furniture, hardware, heaters, humidifiers, incinerators, kitchen equipment and utensils, lighting, machinery, motors, ovens, pipes, plumbing, pumps, radiators, ranges, recreational facilities, refrigerators, screens, security systems, shades, shelving, sinks, sprinklers, stokers, stoves, toilets, ventilators, wall coverings, washers, windows, window coverings, wiring, all renewals or replacements thereof or articles in substitution therefor, and all property owned by Debtor and now or hereafter used for similar purposes in or on the Premises;

B. Articles or parts now or hereafter affixed to the property described in Paragraph A of this Exhibit or used in connection with such property, any and all replacements for such property, and all other property of a similar type or used for similar purposes now or hereafter in or on the Premises or any of the improvements now or hereafter located thereon;

C. Debtor's right, title, and interest in all personal property used or to be used in connection with the operation of the Premises or the conduct of business thereon, including without limitation business equipment and inventories located on the Premises or elsewhere, together with files, books of account, and other records, wherever located;

D. Debtor's right, title, and interest in and to any and all contracts now or hereafter relating to the Premises executed by any architects, engineers, or contractors, including all amendments, supplements, and revisions thereof, together with all Debtor's rights and remedies thereunder and the benefit of all covenants and warranties thereon, and also together with all drawings, designs, estimates, layouts, surveys, plats, plans, specifications and test results prepared by any architect, engineer, or contractor, including any amendments, supplements, and revisions thereof and the right to use and enjoy the same, as well as all building permits, environmental permits, approvals and licenses, other governmental or administrative permits, licenses, agreements and rights relating to construction on the Premises;

E. Debtor's right, title, and interest in and to any and all contracts now or hereafter relating to the operation of the Premises or the conduct of business thereon, including without limitation all management and other service contracts, the books and records, and the right to appropriate and use any and all trade names used or to be used in connection with such business;

F. Debtor's right, title, and interest in the rents, accounts receivable, issues, deposits (including security deposits and utility deposits), and profits in connection with all leases, contracts, and other agreements made or agreed to by any person or entity (including without limitation Debtor and Secured Party under the powers granted by the Mortgage and Security Agreement made

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between Debtor and Secured Party and the other loan documents relating thereto) with any person or entity pertaining to all or any part of the Premises, whether such agreements have been heretofore or are hereafter made;

G. Debtor's right, title, and interest in all sale contracts, earnest money deposits, proceeds of sale contracts, accounts receivable, and general intangibles relating to the Premises;

H. All rights in and proceeds from all fire and hazard, loss-of-income, and other non-liability insurance policies now or hereafter covering improvements now or hereafter located on the Premises or described in the Mortgage and Security Agreement (as described above), the use or occupancy thereof, or the business conducted thereon;

I. All Debtor's rights in and to awards or payments, including interest thereon, that may be made with respect to the Premises, whether from the right of the exercise of eminent domain (including any transfer made in lieu of the exercise of said right) or for any other injury to or decrease in volume of the Premises; and

J. All Debtor's rights in and to proceeds from the sale, transfer, or pledge of any or all of the foregoing property.

M1:398312.02

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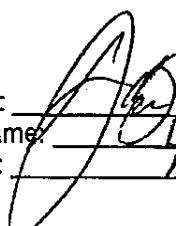
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## EXHIBIT C

### SIGNATURES FOR UCC

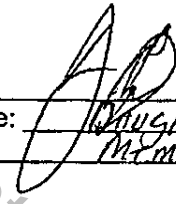
BAUM BROTHERS FIRST BANK PLAZA, L.L.C.

By Baum Brothers, L.L.C., its manager

By:   
 Name: Douglas Baum  
 Its: Member

BAUM BROTHERS 1030 W. CHICAGO, L.L.C.

By Baum Brothers, L.L.C., its manager

By:   
 Name: Douglas Baum  
 Its: Member

M1:398312.02

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