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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

Doc#: 0406842230
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 03/08/2004 11:57 AM Pg: 1 of 7

A. NAME & PHONE OF CONTACT AT FILER [optional]
B. SEND ACKNOWLEDGMENT TO: (Name and Address)

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
VAN BUREN ASSOCIATES
OR
1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX
1c. MAILING ADDRESS
439 NORTH WELLS STREET CHICAGO IL 60610 USA
1d. ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION GEN. PSHP 1f. JURISDICTION OF ORGANIZATION ILLINOIS 1g. ORGANIZATIONAL ID #, if any 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. 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
IDS LIFE INSURANCE COMPANY OF NEW YORK
OR
3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX
3c. MAILING ADDRESS
25540 AXP FINANCIAL CENTER MINNEAPOLIS MN 55474 USA

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "B" ATTACHED FOR DESCRIPTION OF THE COLLATERAL

Box 400

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

8. OPTIONAL FILER REFERENCE DATA
COOK COUNTY RECORDER LOAN #697-000147

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FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

9a. ORGANIZATION'S NAME

VAN BUREN ASSOCIATES

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

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:

SEE EXHIBIT "A" ATTACHED FOR
DESCRIPTION OF THE 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):

DEBTOR IS RECORD OWNER

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 Estate18. 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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DEBTOR: VAN BUREN ASSOCIATES

EXHIBIT "A"
TO
UCC FINANCING STATEMENT

LEGAL DESCRIPTION:

PROPERTY ADDRESS: 212 WEST VAN BUREN
CHICAGO, ILLINOIS
PROPERTY TAX NO.: 17-16-228-013-0000

PARCEL 1:

SUB-LOT 3 IN LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 2:

6 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING SUB-LOT 3 AS SHOWN ON THE PLAT OF LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT DATED JULY 6, 1886 AND RECORDED MAY 23, 1887 AS DOCUMENT 832440 MADE BY JOHN G. SHORTALL AND OTHERS OVER THE FOLLOWING DESCRIBED LAND:

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DEBTOR: VAN BUREN ASSOCIATES

BEGINNING AT A POINT ON THE WEST LINE OF LOT 3 IN LOOMIS AND OTHERS SUBDIVISION AFORESAID 80 FEET NORTH OF THE NORTH LINE OF VAN BUREN STREET; RUNNING THENCE EAST 73 1/2 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 2 AFORESAID, AND 20 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH 12 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 13 AFORESAID; THENCE WEST 73 1/2 FEET TO A POINT IN THE EAST LINE OF MAIN ALLEY RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF SAID BLOCK 91, 6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.

Property of Cook County Clerk's Office

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DEBTOR: VAN BUREN ASSOCIATES

EXHIBIT "B"
TO
UCC FINANCING STATEMENT

REAL PROPERTY

ALL THE TRACTS OR PARCELS OF REAL PROPERTY LYING AND BEING IN THE COUNTY OF COOK, STATE OF ILLINOIS, ALL AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, TOGETHER WITH ALL THE ESTATES AND RIGHTS IN AND TO THE REAL PROPERTY, WATER, MINERAL OR OIL RIGHTS AND IN AND TO LANDS LYING IN STREETS, ALLEYS AND ROADS OR GORES OF LAND ADJOINING THE REAL PROPERTY AND ALL BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES AND ANNEXATIONS, ACCESS RIGHTS, EASEMENTS, RIGHTS OF WAY OR USE, SERVITUDES, LICENSES, TENEMENTS, HEREDITAMENTS AND APPURTENANCES NOW OR HEREAFTER BELONGING OR PERTAINING TO THE REAL PROPERTY AND ALL PROCEEDS AND PRODUCTS DERIVED THEREFROM WHETHER NOW OWNED OR HEREAFTER ACQUIRED.

IMPROVEMENTS, FIXTURES, EQUIPMENT
PERSONAL PROPERTY

ALL BUILDINGS, EQUIPMENT (INCLUDING DEBTOR'S INTEREST IN ANY LEASE OF SUCH EQUIPMENT), FIXTURES, IMPROVEMENTS, BUILDING SUPPLIES AND MATERIALS AND PERSONAL PROPERTY NOW OR HEREAFTER ATTACHED TO, LOCATED IN, PLACED IN OR NECESSARY TO THE USE, OPERATION OR MAINTENANCE OF THE IMPROVEMENTS ON THE PREMISES (AS HEREAFTER DEFINED) INCLUDING, BUT WITHOUT BEING LIMITED TO, ALL MACHINERY, FITTINGS, FIXTURES, APPARATUS, EQUIPMENT OR ARTICLES USED TO SUPPLY HEATING, GAS, ELECTRICITY, AIR CONDITIONING, WATER, LIGHT, WASTE DISPOSAL, POWER, REFRIGERATION, VENTILATION, AND FIRE AND SPRINKLER PROTECTION, AS WELL AS ALL ELEVATORS, ESCALATORS, OVERHEAD CRANES, HOISTS AND ASSISTS, AND THE LIKE, AND ALL FURNISHINGS, SUPPLIES, DRAPERIES, MAINTENANCE AND REPAIR EQUIPMENT, WINDOW AND STRUCTURAL CLEANING RIGS AND EQUIPMENT, FLOOR COVERINGS, APPLIANCES, SCREENS, STORM WINDOWS, BLINDS, AWNINGS, SHRUBBERY AND PLANTS (IT BEING UNDERSTOOD THAT THE ENUMERATION OF SPECIFIC ARTICLES OF PROPERTY SHALL IN NO WAY BE HELD TO EXCLUDE ITEMS OF PROPERTY NOT SPECIFICALLY ENUMERATED), AS WELL AS RENEWALS, REPLACEMENTS, PROCEEDS, ADDITIONS, ACCESSORIES, INCREASES, PARTS, FITTINGS, INSURANCE PAYMENTS, AWARDS AND SUBSTITUTES THEREOF, TOGETHER WITH ALL INTEREST OF DEBTOR IN ANY SUCH ITEMS HEREAFTER ACQUIRED, AND ALL PERSONAL PROPERTY WHICH BY

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DEBTOR: VAN BUREN ASSOCIATES

THE TERMS OF ANY LEASE SHALL BECOME THE PROPERTY OF DEBTOR AT THE TERMINATION OF SUCH LEASE, ALL OF WHICH PERSONAL PROPERTY MENTIONED HEREIN SHALL BE DEEMED FIXTURES AND ACCESSORY TO THE FREEHOLD AND A PART OF THE REALTY AND NOT SEVERABLE IN WHOLE OR IN PART WITHOUT MATERIAL INJURY TO THE PREMISES, BUT EXCLUDING THEREFROM THE REMOVABLE PERSONAL PROPERTY OWNED BY TENANTS IN THE PREMISES.

RENTS, LEASES AND PROFITS

ALL RENTS, ISSUES, INCOME, REVENUE, RECEIPTS, FEES, AND PROFITS NOW DUE OR WHICH MAY HEREAFTER BECOME DUE UNDER OR BY VIRTUE OF AND TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF DEBTOR IN AND TO ANY LEASE, LICENSE, SUBLEASE, CONTRACT OR OTHER KIND OF OCCUPANCY AGREEMENT, WHETHER WRITTEN OR VERBAL, FOR THE USE OR OCCUPANCY OF THE PREMISES OR ANY PART THEREOF TOGETHER WITH ALL SECURITY THEREFOR AND ALL MONIES PAYABLE THEREUNDER, INCLUDING, WITHOUT LIMITATION, THE LEASES FOR THE PROPERTY MORE FULLY DESCRIBED IN EXHIBIT "A" HERETO AND MADE A PART HEREOF, AND ALL RENEWALS, REPLACEMENTS, MODIFICATIONS AND AMENDMENTS THERETO, INCLUDING ANY NEW LEASES ENTERED INTO HEREAFTER, AND TENANT SECURITY DEPOSITS, AND ALL BOOKS AND RECORDS WHICH CONTAIN INFORMATION PERTAINING TO PAYMENTS MADE THEREUNDER AND SECURITY THEREFOR, SUBJECT, HOWEVER, TO THE CONDITIONAL PERMISSION HEREIN GIVEN TO DEBTOR TO COLLECT THE RENTS, INCOME AND OTHER NORMAL INCOME BENEFITS ARISING UNDER ANY AGREEMENTS. SECURED PARTY SHALL HAVE THE RIGHT, NOT AS A LIMITATION OR CONDITION HEREOF BUT AS A PERSONAL COVENANT AVAILABLE ONLY TO SECURED PARTY, AT ANY TIME AND FROM TIME TO TIME, TO NOTIFY ANY LESSEE OF THE RIGHTS OF SECURED PARTY HEREUNDER.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF DEBTOR IN AND TO ANY AND ALL CONTRACTS FOR SALE AND PURCHASE OF ALL OR ANY PART OF THE PROPERTY DESCRIBED HEREIN, AND ANY DOWN PAYMENTS, EARNEST MONEY DEPOSITS OR OTHER SUMS PAID OR DEPOSITED IN CONNECTION THEREWITH.

JUDGMENTS, CONDEMNATION AWARDS, INSURANCE PROCEEDS, AND OTHER RIGHTS

ALL AWARDS, COMPENSATION OR SETTLEMENT PROCEEDS MADE BY ANY GOVERNMENTAL OR OTHER LAWFUL AUTHORITIES FOR THE THREATENED OR

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DEBTOR: VAN BUREN ASSOCIATES

ACTUAL TAKING OR DAMAGING BY EMINENT DOMAIN OF THE WHOLE OR ANY PART OF THE PREMISES, INCLUDING ANY AWARDS FOR A TEMPORARY TAKING, CHANGE OF GRADE OF STREETS OR TAKING OF ACCESS, TOGETHER WITH ALL INSURANCE PROCEEDS RESULTING FROM A CASUALTY TO ANY PORTION OF THE PREMISES; ALL RIGHTS AND INTERESTS OF DEBTOR AGAINST OTHERS, INCLUDING ADJOINING PROPERTY OWNERS, ARISING OUT OF DAMAGE TO THE PROPERTY INCLUDING DAMAGE DUE TO ENVIRONMENTAL INJURY OR RELEASE OF HAZARDOUS SUBSTANCES, EXCEPT AS OTHERWISE PROVIDED IN THE MORTGAGE AND SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT WITH ASSIGNMENT OF LEASES AND RENTS FROM DEBTOR TO SECURED PARTY OF CONTEMPORANEOUS DATE HEREWITH.

LICENSES, PERMITS, EQUIPMENT LEASES AND SERVICE AGREEMENTS

ALL RIGHT, TITLE AND INTEREST OF DEBTOR IN AND TO ANY LICENSES, PERMITS, REGULATORY APPROVALS, GOVERNMENT AUTHORIZATIONS, FRANCHISE AGREEMENTS AND EQUIPMENT OR CHATTEL LEASES, SERVICE CONTRACTS OR AGREEMENTS, TRADENAMES, GENERAL INTANGIBLES, ANY AND ALL OTHER INTANGIBLES AND ALL PROCEEDS THEREFROM, ARISING FROM, ISSUED IN CONNECTION WITH OR IN ANY WAY RELATED TO THE USE, OCCUPANCY, OPERATION, MAINTENANCE OR SECURITY OF THE PREMISES, TOGETHER WITH ALL REPLACEMENTS, ADDITIONS, SUBSTITUTIONS AND RENEWALS THEREOF, WHICH MAY BE ASSIGNED PURSUANT TO AGREEMENT OR LAW.

PROCEEDS

ALL SALE PROCEEDS, REFINANCING PROCEEDS OR OTHER PROCEEDS, INCLUDING DEPOSITS AND DOWN PAYMENTS DERIVED FROM OR RELATING TO THE PROPERTY DESCRIBED IN THIS EXHIBIT "B". THE FOREGOING REAL PROPERTY, IMPROVEMENTS, FIXTURES, EQUIPMENT, PERSONAL PROPERTY, RENTS, LEASES AND PROFITS, JUDGMENTS, CONDEMNATION AWARDS, INSURANCE PROCEEDS AND OTHER RIGHTS, LICENSES, PERMITS, EQUIPMENT LEASES, AND SERVICE AGREEMENTS, AND PROCEEDS ARE COLLECTIVELY REFERRED TO AS THE "PREMISES".