



Doc#: 0418840051  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 07/08/2004 08:18 AM Pg: 1 of 5

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

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B. SEND ACKNOWLEDGMENT TO: (Name and Address)

AMY K. KOZLOWSKI, ESQ.  
WEINBERG RICHMOND LLP  
333 W. WACKER DRIVE  
SUITE 1800  
CHICAGO, IL 60606

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  
VIP FUND I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
1900 SPRING ROAD, SUITE 501 OAK BROOK IL 60523 USA

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any  
LLC IL 0082921-8  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  
JACKSON NATIONAL LIFE INSURANCE COMPANY, A MICHIGAN CORPORATION

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
C/O PPM FINANCE, INC., CHICAGO IL 60606 USA  
225 W. WACKER DRIVE, SUITE 1200

4. This FINANCING STATEMENT covers the following collateral:

The personal property described in Exhibit A located on the real estate described in Exhibit B.

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 07928.02200

IL-Cook County

490031570

TICOR TITLE INSURANCE

JG  
A5

BOX 15

**UNOFFICIAL COPY****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 **VIP FUND I LLC, AN ILLINOIS LIMITED**

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:

See Exhibit A Attached  
See Exhibit B Attached

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 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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## EXHIBIT "A"

All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever and replacements thereof, including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire prevention apparatus, elevators, escalators, stairs, awnings, screens, storm cabinets, partitions, ducts and compressors, furniture, carpets, stoves, refrigerators, dishwashers, disposals, washers, dryers and garage equipment, now or at any time hereafter affixed to, attached to, placed upon or used or usable in any way in connection with the use, enjoyment, occupancy or operation of the buildings or other improvements "Improvements" on the Real Estate described in Exhibit "B," excepting therefrom any of the foregoing owned or belonging to any tenants of said real estate and used in the operation of their business.

All easements, rights of way, strips and gores of land, vaults, streets, alleys, water rights, mineral rights, and rights used in connection with the Land or to provide a means of access to the Real Estate, and all tenements, hereditaments and appurtenances thereof and thereto pertaining or belonging, and all underground and overhead passageways and licenses in connection therewith.

All leasehold estates, right, title and interest of Debtor in 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, together with all cash or security deposits or payments of similar nature given in connection with any of the foregoing.

All rents, issues, profits, royalties, income, awards and other benefits derived from the Real Estate.

Any and all right, title and interest of Debtor in and to all options to purchase or lease the Real Estate and Improvements, or any portion thereof or interest therein, or any other rights, interests or greater estates in the rights and properties now owned or hereafter acquired by Debtor.

Any interests, estates or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Real Estate and Improvements or other rights, interests or properties now owned or hereafter acquired.

All right, title and interest of Debtor now owned or hereafter acquired in and to (i) any land or vaults lying within the right-of-way of any street or alley, open or proposed, adjoining the Real Estate; (ii) any and all alleys, sidewalks, strips and gores of land adjacent to or used in connection with the Real Estate and Improvements; (iii) any and all rights and interests of every name or nature forming part of or used in connection with the Real Estate and/or the operation and maintenance of the Improvements; (iv) all easements, rights-of-way and rights used in connection with the Real Estate or Improvements or as a means of access thereto; and (v) all water rights and shares of stock evidencing the same.

All rights, title and interest of Debtor in and to all tangible personal property "Personal Property," owned by Debtor and now or at any time hereafter located in, on or at the Real Estate or Improvements or used or useful in connection therewith, (whether or not affixed thereto) including, but not limited to: (i) all furniture, furnishings and equipment furnished by Debtor to tenants of the Real Estate or Improvements; (ii) all building materials and equipment furnished by Debtor to tenants of the Real Estate or Improvements; (iii) all machines, machinery, fixtures, apparatus, equipment or articles used in supplying heating, gas,

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electricity, air-conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation, and all fire sprinklers, alarm systems electronic monitoring equipment and devices; (iv) all window or structural cleaning rigs, maintenance equipment and equipment relating to exclusion of vermin or insects and removal of dust, dirt, debris, refuse or garbage; (v) all lobby and other indoor and outdoor furniture, including tables, chairs, planters, desks, sofas, shelves, lockers and cabinets, wall beds, 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, 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 exterior portions of the Real Estate and Improvements; and (xiii) all maintenance supplies and inventories; provided that the enumeration of any specific articles of Personal Property set forth above shall in no way exclude or be held to exclude any items of property not specifically enumerated; but provided that there shall be excluded from and not included within the term "Personal Property" as used herein and hereby mortgaged and conveyed, any equipment, trade fixtures, furniture, furnishings or other property of tenants of the Improvements.

All the estate, interest, right, title or other claim or demand which Debtor now has or may hereafter have or acquire with respect to (i) the proceeds of insurance in effect with respect to the Real Estate and Improvements, and (ii) any and all awards, claims for damages and other compensation made for or consequent upon the taking by condemnation, eminent domain or any like proceeding, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate and Improvements, including, without limitation, any awards and compensation resulting from a change of grade of streets and award and compensation for severance damages.

**UNOFFICIAL COPY****EXHIBIT B**  
**LEGAL DESCRIPTION**

PARCEL 1: LOTS 114 AND 115 IN THE CORPORATE GROVE, BEING A SUBDIVISION OF PORTIONS OF SECTIONS 26 AND 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1984 AS DOCUMENT 2305059, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: LOT 4 IN OAK CREEK-1ST RESUBDIVISION OF UNIT 1, BEING A RESUBDIVISION OF LOTS 1 TO 4, BOTH INCLUSIVE, IN OAK CREEK UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF OAK CREEK-1ST RESUBDIVISION OF UNIT 1 RECORDED JANUARY 5, 1981 AS DOCUMENT NO. R81-00359, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 16 IN OAK CREEK UNIT 6, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1981, AS DOCUMENT R81-055904, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: LOT 204 IN HIGGINS INDUSTRIAL PARK UNIT 145 BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1974 AS DOCUMENT NUMBER 22722902, IN COOK COUNTY, ILLINOIS.

PARCEL 5: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF DRAINAGE, STORMWATER DETENTION AND RAILROAD SPURS, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS FOR THE CORPORATE GROVE IN BUFFALO GROVE, ILLINOIS RECORDED AS DOCUMENT 2321627.