# UNOFFICIAL COMMINICATION OF THE PROPERTY OF TH

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

NEAL, GERBER & EISENBERG LLP
ATTN: BONNIE E. HEACOCK
TWO N. LASALLE STREET, SUITE 2200
CHICAGO, TL 60602

1a. ORGANIZATION'S NAME

2d. SEEINSTRUCTIONS

3c. MAILING ADDRESS

3a. ORGANIZATION'S NAME

3b. INDIVIDUAL'S LAST NAME

PEBTOR'S EXACT FULL LEGAL NAME insert only one debtor name (1a or 1b) - do not abbreviate or combine names

ADD'L INFO RE | 2e TYPE OF ORGANIZATION

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a o. 2b)

Doc#: 0420534094

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

2g. ORGANIZATIONAL ID #, if any

PCOIN CODE

30537

I IDDLE NAME

STATE

IL

NONE

SUFFIX

COUNTRY

USA

Eugene "Gene" Moore Fee: \$34.50 Cook County Recorder of Deeds Date: 07/23/2004 03:20 PM Pg: 1 of 6

UNIVERSIT	Y CLUB (	OF CHICAGO		Eugas =		SUFFIX
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2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY

2f. JURISDICTION OF ORGANI LATION

231 SOUTH LASALLE STREET

4. This FINANCING STATEMENT covers the following collateral:

BANK OF AMERICA, N.A.

ORGANIZATION

SEE EXHIBIT A ATTACHED FOR A COMPLETE DESCRIPTION OF THE COLLATERAL COVERED BY THIS FINANCING STATEMENT.

IRST NAME

**CHICAGO** 

	L CONSIGN	NEE/CONSIGNOR BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
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8, OPTIONAL FILER REFERENCE DATA					
COOK COUNTY, IL					

0420534094 Page: 2 of 6

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	ONTACT AT FILER					
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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 for applicable in the REA	
COOK COUNTY, IL	•

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#### EXHIBIT A

Debtor:

University Club of Chicago 76 East Monroe Street Chicago, IL 60603 Secured Party:

Bank of America, N.A. 231 South LaSalle Street Chicago, IL 60697

### Collateral Description:

In order to secure the prompt payment and performance of the Obligations, Debtor (a) MORTGAGES AND WARRANTS to Secured Party the Property TO HAVE AND TO HOLD all right, title and interest in, to and under the Encumbered Lease and the leasehold estate in the Property created by the Encumbered Lease, with all rights, appurtenances, and privileges thereunto belonging, unto the Secured Party, Secured Party's successors and assigns forever; (b) grants to Secured Party a security interest in the Personalty; (c) assigns to Secured Party, and grants to Secured Party a security interest in, Debtor's interest in all Condemnation Awards and Debtor's interest in all Insurance Proceeds; (d) assigns to Secured Party, and grants to Secured Party a security interest in, all of Debtor's right, title and interest in, but not any of Debtor's obligations or liabilities under, all Design and Construction Documents, all Contracts of Sale and all Refinancing Commitments; and (e) all right, title and interest of Debtor in and to all options to purchase or lease the Property or the Improvements or any portion thereof or interest therein, or any other rights, interests or greater estates in the rights and properties comprising the Property now owned or hereafter acquired by Debtor

All capitalized terms contained in this Exhibit A shall have the respective meanings herein as such terms have in that certain Future Advance Mortgage, Assignment, Security Agreement and Fixture Filing (Leasehold) dated as of July 23, 2004, made by Debtor in favor of Secured Party.

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ICC FINANCING STATE	MENT ADDENDL	JM				
OLLOW INSTRUCTIONS (front and b	ack) CAREFULLY	CTATEMENT	┪			
NAME OF FIRST DEBTOR (1a or	1b) ON RELATED FINANCING	STATEMENT	-			
9a. ORGANIZATION'S NAME UNIVERSITY CLUB	OF CHICAGO					
9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFF	îx			
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12b. INDIVIDUAL'S LAST NAME		FIRST NAME	9	MIDDLE		
12c. MAILING ADDRESS		CITY	C	STATE	POSTAL CODE	COUNTRY
13. This FINANCING STATEMENT covers collateral, or is filed as a   14. Description of real estate.  SEE EXHIBIT B ATTACHED PART HEREOF FOR A COM THE REAL ESTATE COVER	HERETO AND MADE A	tracted 16. Additional collateral d	escription:	75	Organia	
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## EXHIBIT B

### Debtor:

University Club of Chicago 76 East Monroe Street Chicago, IL 60603

### Secured Party:

Bank of America, N.A. 231 South LaSalle Street Chicago, IL 60697

#### Fee Owner:

As of April 23, 2004, the owner of the fee is:

Harris Trust and Savings Bank, a corporation of Illinois, as Trustee of Chicago Community Trust, the same being occlared, created, embodied, and evidenced by a resolution adopted by the Board of Directors of Harris Trust and Savings Bank on May 12, 1915, a copy of which was recorded October 28, 1924, as document 8647436, and as amended by subsequent resolutions, copies of which were recorded as documents 12318217, 12903637, 12903638, 12318218, and 14684947, and as confirmed by decree entered June 6, 1950, in case number 50 S 3671 in the Superior Court of Cook County, Illinois.

## Legal Description:

The leasehold estate (as defined in the endersement to the Title Insurance Policy issued by Chicago Title Insurance Company), created by instrument therein referred to as the Lease, executed by:

International Harvester Company of America, a corporation of Wisconsin, and International Harvester Company, a corporation of New Jersey, to University Auxiliary Association, a corporation of Illinois, dated April 15, 1907, and recorded December 17, 1914, as document number 5549344 and assigned to University Club of Chicago by assignment recorded October 7, 1943, as document number 13154548, demising the land described below for a term of 198 years beginning November 1, 1907, and October 31, 2105:

### Parcel 1:

Lot 9 (except the North 8 feet thereof and except that part thereof falling in alley, being the West 9 feet thereof) in Block 1 in the Subdivision of Fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

Easement to maintain party wall as created by agreement made by Nettie F. McCormick, and others, as Trustees with McCormick Harvesting Machine Company of Illinois, and George A. Armour, dated November 18, 1898 and recorded September 19, 1899 as document 2870145 over the following described land: Over the North line of Lot 9 (except the North 8 feet thereof).