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

202 - 2-2-2004
L Hayes # 81-87-972-D1

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, IL 60602

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

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

1a. ORGANIZATION'S NAME
UNIVERSITY CLUB OF CHICAGO

OR
1b. INDIVIDUAL'S LAST NAME

1c. MAILING ADDRESS
76 EAST MONROE STREET

CITY: **CHICAGO** STATE: **IL** POSTAL CODE: **60603** COUNTRY: **USA**

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION **NOT-FOR-PROFIT CORP** 1f. JURISDICTION OF ORGANIZATION **ILLINOIS** 1g. ORGANIZATIONAL ID #, if any **03803414** 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

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
BANK OF AMERICA, N.A.

OR
3b. INDIVIDUAL'S LAST NAME

3c. MAILING ADDRESS
231 SOUTH LASALLE STREET

CITY: **CHICAGO** STATE: **IL** POSTAL CODE: **60697** COUNTRY: **USA**

4. This FINANCING STATEMENT covers the following collateral:
SEE EXHIBIT A ATTACHED FOR A COMPLETE DESCRIPTION OF THE COLLATERAL COVERED BY THIS FINANCING STATEMENT.

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 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (OPTIONAL FEE) All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA
COOK COUNTY, IL

UNOFFICIAL COPY**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, IL 60602

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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						
UNIVERSITY CLUB OF CHICAGO						
OR	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
76 EAST MONROE STREET			CHICAGO	IL	60603	USA
1d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL ID #, if any		
		NOT-FOR-PROFIT CORP	ILLINOIS	03803414 <input type="checkbox"/> 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. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any		
				<input type="checkbox"/> 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						
BANK OF AMERICA, N.A.						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
231 SOUTH LASALLE STREET			CHICAGO	IL	60607	USA

4. This FINANCING STATEMENT covers the following collateral:

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

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> 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) (optional)		All Debtors	Debtor 1	Debtor 2	
8. OPTIONAL FILER REFERENCE DATA						
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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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		
	UNIVERSITY CLUB OF CHICAGO		
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. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> 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 B ATTACHED HERETO AND MADE A PART HEREOF FOR A COMPLETE DESCRIPTION OF THE REAL ESTATE COVERED BY THIS FILING.

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

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR THE NAME OF THE RECORD OWNER OF THE REAL ESTATE COVERED BY THIS FILING

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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UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

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11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS		CITY	STATE POSTAL CODE COUNTRY
11d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION
11g. ORGANIZATIONAL ID #, if any			<input type="checkbox"/> NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME			
12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE POSTAL CODE COUNTRY

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 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 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 declared, 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 endorsement 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).