



Doc#: 0422542319
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/12/2004 01:19 PM Pg: 1 of 4

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
LESLIE HOFER 314-345-6689

B. SEND ACKNOWLEDGEMENT TO: (Name and Address)

MS. LESLIE HOFER
BLACKWELL SANDERS PEPPER MARTIN LLP
720 OLIVE STREET, SUITE 2400
ST. LOUIS, MISSOURI 63101

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

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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		SE KILBOURN, LLC, A DELAWARE LIMITED LIABILITY COMPANY		MIDDLE NAME		SUFFIX	
OR		1b. INDIVIDUAL'S LAST NAME		FIRST NAME		STATE	
1c. MAILING ADDRESS		C/O BRADLEY ASSOCIATES, L.L.C., 225 NORTH MICHIGAN AVENUE, 11 TH FLOOR		CITY		POSTAL CODE	
1d. TAX ID #: SSN OR EIN		ASS'L INFO RE ORGANIZATION DEBTOR		1e. TYPE OF ORGANIZATION		1f. JURISDICTION OF ORGANIZATION	
				LLC		IL CHICAGO 60601 USA	
				1g. ORGANIZATIONAL ID #, if any		<input type="checkbox"/> NONE	
				3833655			

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				MIDDLE NAME		SUFFIX	
OR		2b. INDIVIDUAL'S LAST NAME		FIRST NAME		STATE	
2c. MAILING ADDRESS				CITY		POSTAL CODE	
2d. TAX ID #: SSN OR EIN		ASS'L INFO RE ORGANIZATION DEBTOR		2e. TYPE OR 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		PRINCIPAL COMMERCIAL FUNDING, LLC		MIDDLE NAME		SUFFIX	
OR		3b. INDIVIDUAL'S LAST NAME		FIRST NAME		STATE	
3c. MAILING ADDRESS		801 GRAND AVENUE		CITY		POSTAL CODE	
				DES MOINES		IOWA 50392 USA	

4. This FINANCING STATEMENT covers the following collateral:

SEE ATTACHED EXHIBITS A AND B.

Box 400-CTCC

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] 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 [ADDITIONAL FEE]

8. OPTIONAL FILER REFERENCE DATA

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 7 AND 8 IN OAK FOREST INDUSTRIAL PARK UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 17 AND 18 IN OAK FOREST INDUSTRIAL PARK UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

ALL OF DEBTOR'S INTEREST AS LESSOR IN AND TO ALL LEASES OF THE SAID PREMISES, AS MORE FULLY DESCRIBED IN EXHIBIT A OF THIS FINANCING STATEMENT, OR ANY PART THEREOF, HERETOFORE OR HEREAFTER MADE AND ENTERED INTO BY DEBTOR, AND ALL RENTS, ISSUES, PROCEEDS AND PROFITS ACCRUING OR TO ACCRUE FROM THE PREMISES (WHICH ARE PLEDGED PRIMARILY AND ON A PARITY WITH THE REAL ESTATE AND NOT SECONDARILY).

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF DEBTOR IN ANY AND ALL BUILDINGS AND IMPROVEMENTS OF EVERY KIND AND DESCRIPTION NOW OR HEREAFTER ERECTED OR PLACED ON THE SAID REAL ESTATE AND ALL MATERIALS INTENDED FOR CONSTRUCTION, RECONSTRUCTION, ALTERATION AND REPAIRS OF SUCH BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER ERECTED THEREON, ALL OF WHICH MATERIALS SHALL BE DEEMED TO BE INCLUDED WITHIN THE PREMISES IMMEDIATELY UPON THE DELIVERY THEREOF TO THE PREMISES, AND ALL FIXTURES NOW OR HEREAFTER OWNED BY DEBTOR AND ATTACHED TO OR CONTAINED IN AND USED IN CONNECTION WITH THE PREMISES INCLUDING, BUT NOT LIMITED TO, MACHINERY, MOTORS, ELEVATORS, FITTINGS, RADIATORS, AWNINGS, SHADES, SCREENS, AND ALL PLUMBING, HEATING, LIGHTING, VENTILATING, REFRIGERATING, INCINERATING, AIR CONDITIONING AND SPRINKLER EQUIPMENT AND FIXTURES AND APPURTENANCES THERETO; AND ALL ITEMS OF FURNITURE, FURNISHINGS, EQUIPMENT AND PERSONAL PROPERTY OWNED BY DEBTOR USED OR USEFUL IN THE OPERATION OF THE PREMISES; AND ALL RENEWALS OR REPLACEMENTS THEREOF OR ARTICLES IN SUBSTITUTION THEREFORE, WHETHER OR NOT THE SAME ARE OR SHALL BE ATTACHED TO SAID BUILDINGS OR IMPROVEMENTS IN ANY MANNER; IT BEING MUTUALLY AGREED, INTENDED AND DECLARED THAT ALL THE AFORESAID PROPERTY OWNED BY DEBTOR AND PLACED BY IT ON THE REAL ESTATE OR USED IN CONNECTION WITH THE OPERATION OR MAINTENANCE OF THE PREMISES SHALL, SO FAR AS PERMITTED BY LAW, BE DEEMED TO FORM A PART AND PARCEL OF THE REAL ESTATE AND AS TO ANY OF THE PROPERTY AFORESAID WHICH DOES NOT FORM A PART AND PARCEL OF THE REAL ESTATE AND DOES NOT CONSTITUTE A "FIXTURE" AS SUCH TERM IS DEFINED IN THE UNIFORM COMMERCIAL CODE, SAID PROPERTY IS HEREBY DEEMED TO BE THE SECURITY OF THIS SECURITY AGREEMENT UNDER THE UNIFORM COMMERCIAL CODE FOR THE PURPOSE OF CREATING HEREBY A SECURITY INTEREST IN SUCH PROPERTY WHICH DEBTOR HEREBY GRANTS TO THE SECURED PARTY.

THE SECURITY AGREEMENT PURSUANT TO WHICH THIS FINANCING STATEMENT IS GIVEN IS A MORTGAGE AND SECURITY AGREEMENT OF EVEN DATE HEREWITH FROM, BY AND BETWEEN SE KILBOURN, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR THE BENEFIT OF PRINCIPAL COMMERCIAL FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, SECURITY FOR THE REPAYMENT OF THE INDEBTEDNESS THEREIN

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DESCRIBED BY THE DEBTOR. THE SECURED PARTY OR ITS ASSIGNEE SHALL HAVE, IN ADDITION TO ALL THE RIGHTS AND REMEDIES GRANTED IN SUCH INSTRUMENTS, ALL OF THE RIGHTS AND REMEDIES PROVIDED UNDER THE UNIFORM COMMERCIAL CODE OF THE STATE OF DELAWARE. ALL OF SAID RIGHTS ARE CUMULATIVE AND MAY BE EXERCISED EITHER CONCURRENTLY OR INDEPENDENTLY AND IN SUCH ORDER AS THE SECURED PARTY OR ITS ASSIGNEE MAY DETERMINE.

DEBTOR SHALL HAVE THE RIGHT TO SUBSTITUTE ARTICLES OF EQUAL OR GREATER VALUE FOR ANY OF THOSE COVERED HEREBY, PROVIDED SUCH REPLACEMENTS ARE FREE OF ANY OUTSTANDING OWNERSHIP INTEREST, FINANCING STATEMENT OR OTHER ENCUMBRANCE.