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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

04-08446 SofS



Doc#: 0429334165
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 10/19/2004 04:42 PM Pg: 1 of 4

A. NAME & PHONE OF CONTACT AT FILER [optional]
B. SEND ACKNOWLEDGMENT TO: (Name and Address)
PREPARED BY + RETURN TO
MUSH SHELIST FREED DENENBERG AMENT & RUBENSTEIN, P.C.
191 NORTH WACKER DRIVE, SUITE 1800
CHICAGO, ILLINOIS 60606-1615
ATTN: JASON L. LABELLA

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
CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE U/T/A NO. 1070589 DATED 9/9/77
1b. INDIVIDUAL'S LAST NAME
FIRST NAME
MIDDLE NAME
SUFFIX
1c. MAILING ADDRESS
171 NORTH CLARK STREET
CHICAGO
IL 60601
USA
1d. SEE INSTRUCTIONS
ADD'L INFO RE ORGANIZATION DEBTOR
1e. TYPE OF ORGANIZATION
CORPORATION
1f. JURISDICTION OF ORGANIZATION
ILLINOIS
1g. ORGANIZATIONAL ID #, if any
05459958

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

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
BANCO POPULAR NORTH AMERICA
OR
3b. INDIVIDUAL'S LAST NAME
FIRST NAME
MIDDLE NAME
SUFFIX
3c. MAILING ADDRESS
CITY
STATE
POSTAL CODE
COUNTRY
9600 WEST BRYN MAWR
ROSEMONT
IL 60018
USA

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF

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) [OPTIONAL FEE]
All Debtors Debtor 1 Debtor 2
8. OPTIONAL FILER REFERENCE DATA

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## EXHIBIT A

Debtor: Chicago Title and Trust Company as Trustee u/t/a dated September 9, 1977 a/k/a Trust No. 1070589

Secured Party: Banco Popular North America

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Debtor has granted to Secured Party a security interest in the property owned by Debtor and described as follows:

(a) All personal property of every nature whatsoever now or hereafter owned by Debtor and on, or used in connection with the real estate legally described on Exhibit B hereto (the "**Real Estate**") or the improvements thereon, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements thereof and all of the right, title and interest of Debtor in and to any such personal property together with the benefit of any deposits or payments now or hereafter made on such personal property by Debtor or on its behalf;

(b) Any and all rents, revenues, issues, profits, proceeds, income, royalties, accounts, accounts receivable, escrows, reserves, impounds, security deposits and other rights to monies now owned or hereafter acquired and arising from or out of the Real Estate and/or the businesses and operations conducted by Debtor thereon.

(c) All fixtures and articles of personal property now or hereafter owned by Debtor and forming a part of or used in connection with the Real Estate or the improvements thereon, including, but without limitation, any and all air conditioners, antennae, appliances, apparatus, awnings, basins, bathtubs, bidets, boilers, bookcases, cabinets, carpets, coolers, curtains, dehumidifiers, disposals, doors, drapes, dryers, ducts, dynamos, elevators, engines, equipment, escalators, exercise equipment, fans, fittings, floor coverings, furnaces, furnishings, furniture, hardware, heaters, humidifiers, incinerators, lighting, machinery, motors, ovens, pipes, plumbing, pumps, radiators, ranges, recreational facilities, refrigerators, screens, security systems, shades, shelving, sinks, sprinklers, stokers, stoves, toilets, ventilators, wall coverings, washers, windows, window coverings, wiring, and all renewals or replacements thereof or articles in substitution therefor;

(d) All proceeds of the foregoing, including, without limitation, all judgments, awards of damages and settlements hereafter made resulting from condemnation proceeds or the taking of the Real Estate or improvements thereon or any portion thereof under the power of eminent domain, any proceeds of any policies of insurance, maintained with respect to the Real Estate or improvements thereon or proceeds of any sale, option or contract to sell the Real Estate or improvements thereon or any portion thereof;

(e) Any and all other personal property of any kind, nature or description, whether tangible or intangible, (including without limitation, any and all goods, contract rights, franchises, licenses, permits, chattel paper, money, deposit accounts, documents, instruments and general intangibles) of Debtor relating to or used in connection with the operation or maintenance of the Real Estate, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire any right, title

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or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise).

(f) Any and all additions and accessories to all of the foregoing and any and all proceeds (including proceeds of insurance, eminent domain or other governmental takings and tort claims), renewals, replacements and substitutions of all of the foregoing.

(g) All of the books and records pertaining to the foregoing.

Property of Cook County Clerk's Office

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## EXHIBIT B

### LEGAL DESCRIPTION OF THE PROPERTY

The leasehold estate created by that certain Ninety-Nine Year Lease dated as of February 1, 1975, by and between Chicago Title & Trust Company as Trustee u/t/a No. 35037 as landlord, and Michigan Avenue National Bank of Chicago as Trustee u/t/a No. 2561, predecessor in interest to Chicago Title and Trust Company as Trustee u/t/a dated September 9, 1977 a/k/a Trust No. 1070589, as tenant, for the property commonly known as 679 N. Michigan, Chicago, Illinois, a memorandum of which lease was recorded February 6, 1975, with the Cook County Recorder's Office as Document No. 22989895, which leases demises all of the following described real estate for a term of ninety-nine years commencing on February 1, 1975 and ending on the day prior to the 99<sup>th</sup> anniversary of the commencement of the term.

LOTS 7 AND 8 IN W.L. NEWBERRY'S SUBDIVISION OF THE WEST HALF OF BLOCK 42 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 679 NORTH MICHIGAN  
Chicago, Illinois

PIN(s): 17-10-110-001-0000  
17-10-110-002-0000