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Doc#: 0522914194 Fee: \$34.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/17/2005 01:30 PM Pg: 1 of 6

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
MARY ALICE FLAVIN, 312.627.2144

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

**LEXISNEXIS DOCUMENT SERVICES, INC.
 P. O. BOX 2969
 SPRINGFIELD, IL 62708**

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
1001 W. EXCHANGE LLC

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
1001 W. EXCHANGE AVE. CHICAGO IL 60609 USA

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any
LTD. LIABILITY CO. IL 00595551 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. TAX ID #: SSN OR EIN 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
LASALLE BANK NATIONAL ASSOCIATION

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
135 SOUTH LASALLE STREET CHICAGO IL 60603 USA

4. This FINANCING STATEMENT covers the following collateral:

THE TYPES OR ITEMS OF PROPERTY COVERED BY THIS FINANCING STATEMENT ARE DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 (or recorded) in the REAL ESTATE RECORDS. Attach Addendum. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (OPTIONAL FEE)

7. All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

COUNTY OF COOK, ILLINOIS

092992-0357

4 of 4 HYNES # 82-85-370.81

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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			
1001 W. EXCHANGE, LLC			
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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

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 HERETO
AND MADE A PART HEREOF.

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

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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SCHEDULE 1 TO FINANCING STATEMENT

DEBTOR'S NAME: 1001 W. Exchange, LLC
an Illinois limited liability company
1001 W. Exchange Avenue
Chicago, IL 60609

SECURED PARTY'S NAME: LaSalle Bank National Association
135 South LaSalle Street
Chicago, Illinois 60603

Following is a description of the types or items of personal property covered by this Financing Statement:

- (a) all estate, right, title, and interest of Debtor, if any, including any after-acquired title or reversion, in and to the beds of the ways, streets, avenues, vaults, roadways, strips and gores, and alleys adjoining or within the boundaries of the Real Estate;
- (b) all and singular the tenements, hereditaments, easements, licenses, minerals, appurtenances, passages, waters, water courses, riparian, irrigation and drainage rights, and other rights, liberties and privileges thereof or in any way now or hereafter appertaining, including homestead and any other claim at law or in equity as well as any after-acquired title, franchise, or license and the reversion and reversions and remainder and remainders thereof;
- (c) all property and rights, if any, which by the express provisions of this Security Instrument are required to be subjected to the lien hereof and any additional property and rights that from time to time hereafter, by installation or writing of any kind, may be subjected to the lien hereof by Debtor or by anyone on Debtor's behalf;
- (d) all rights in and to common areas and access roads on adjacent land heretofore or hereafter granted to Debtor and any after-acquired title or reversion with respect thereto;
- (e) all of Debtor's interest and rights as lessor in and to all leases now or hereafter affecting the Real Estate and/or the Improvements (hereinafter defined) or any part thereof, whether written or verbal, and all rents, issues, proceeds and profits accruing and to accrue from the Real Estate and/or the Improvements, whether payable pursuant to any present or future leases or otherwise arising out of any, letting of or any agreement for the sale, occupancy or use of the Real Estate

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and/or the Improvements or any portion thereof which may have been heretofore or hereafter made or agreed to by Debtor, together with any deposits and profits now due and/or which may become due thereunder by virtue thereof and any guaranties executed in connection therewith (which are pledged primarily and on a parity with the Real Estate, and not secondarily);

- (f) all buildings and improvements of every kind and description now or hereafter erected or placed thereon and all materials intended for construction, reconstruction, alteration, and repairs of such improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the Real Estate immediately upon the delivery thereof to the Real Estate, and all fixtures and personal property now or hereafter owned by Debtor and attached to or contained in and used in connection with the Real Estate; all heating, air-conditioning, sprinklers, freezing, lighting, laundry, incinerating and dynamo and generating equipment; engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing and plumbing fixtures; lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; alarm systems; boilers, ranges, furnaces, oil burners or units thereof; appliances, air cooling and air-conditioning apparatus; vacuum cleaning systems; elevators, escalators; shades; awnings, screens; storm doors and windows; stoves, wall beds, refrigerators, cooking apparatus and mechanical equipment, gas and electrical fixtures; partitions, mantels, built-in mirrors, window shades, blinds, furniture of public spaces, halls and lobbies; attached cabinets, ducts and compressors; rugs and carpets; draperies; furniture and furnishings used in the operations of the Premises; and all additions thereto and renewals or replacements thereof or articles in substitution therefor, whether or not the same are or shall be attached to said building or buildings in any manner (the property described in this clause (f) is referred to as the "Improvements");
- (g) all proceeds or sums payable in lieu of or as compensation for the loss of or damage to the Real Estate and Improvements, all rights in and to all present and future fire and other insurance policies pertaining to the Real Estate and Improvements, any sums at any time on deposit for the benefit of Secured Party or Debtor or held by Secured Party (whether deposited by or on behalf of Debtor or anyone else) pursuant to any of the provisions of this Security Instrument and all awards, compensation, damages and/or proceeds paid or to be paid in connection with, or in lieu of, any condemnation, eminent domain, change of grade or similar proceeding for the taking or for the degradation in the value of all or any part of the Real Estate and Improvements; and
- (h) all contracts, documents, agreements, contract rights and general intangibles relating to design, development, operation, construction upon, management, leasing, sale and use of the Real Estate and Improvements, including (i) all names

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under which or by which the Real Estate and/or Improvements may at any time be owned and operated, or any variation thereof, and all goodwill in any way relating to the Real Estate and Improvements and all service marks and logo types used in connection therewith, (ii) all permits, licenses, authorizations, variances, land use entitlements, approvals, consents, clearances and rights obtained from governmental agencies or other governmental authorities issued or obtained in connection with the Real Estate and/or Improvements, (iii) all permits, licenses, approvals, consents, authorizations, franchises and agreements issued or obtained in connection with the development, construction upon, use, occupation, leasing, sale or operation of the Real Estate and/or Improvements, (iv) all materials prepared for filing or filed with any governmental agency or other governmental authority, (v) all plans, specifications, drawings, maps, surveys, studies, architectural, engineering and construction contracts, management and leasing contracts and other agreements and documents, of whatever kind or character, relating to the use, construction upon, occupation, leasing, sale or operation of the Real Estate and/or the Improvements, whether now existing or hereafter entered into, and in, to and under any amendments, supplements, modifications and additions thereto, extensions and renewals thereof and substitutions therefor and (vi) the books and records of Debtor relating to design, development, construction, operation or management of the Real Estate and/or Improvements;

it being mutually agreed, intended and declared that all the aforesaid property shall, so far as permitted by applicable Laws (hereinafter defined), be deemed to form a part and parcel of the Real Estate and for the purpose of the Junior Mortgage and Security Agreement dated as of July __, 2005 by and between Debtor and Secured Party (the "Security Instrument") to be real estate, and covered by this Security Instrument, and as to any of the property aforesaid which does not so form a part and parcel of the Real Estate, this Security Instrument is hereby deemed to be, and is, as well, a Security Agreement under the Uniform Commercial Code as enacted in the state in which the Real Estate is located (the "Uniform Commercial Code") for the purpose of creating hereby a security interest in such property, which Debtor hereby grants to Secured Party as Secured Party (as such term is defined in the Uniform Commercial Code), it being further understood and agreed that the provisions hereof shall not apply or attach to any trade fixtures or personal property of any lessee of the Real Estate (the Real Estate and Improvements and all of the other property described in granting clauses (a) through (h) above are collectively referred to as the "Premises");

Capitalized words and phrases used herein and not otherwise defined herein shall have the respective meanings assigned to such term in either: (i) Article 9 of the Uniform Commercial Code as in force in Illinois at the time the financing statement was signed by the Debtor, or (ii) Article 9 as in force at any relevant time in Illinois, the meaning to be ascribed thereto with respect to any particular item of property shall be that under the more encompassing of the two definitions.

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EXHIBIT A
Legal Description

LOT 2, (EXCEPT THE SOUTH 196.33 FEET THEREOF) IN DONOVAN INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 IN STOCK YARDS SUBDIVISION OF THE EAST ½ OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1001 W. EXCHANGE AVENUE, CHICAGO, ILLINOIS

PIN: 20-05-200-108-0000

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