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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

KUBASIAK, FYLSTRA, REIZEN & ROTUNNO  
 20 SOUTH CLARK STREET, SUITE 2900  
 CHICAGO, ILLINOIS 60603  
 ATTENTION: MARIANNE PETERS



Doc#: 0608345027 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2006 09:12 AM Pg: 1 of 5

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  
JBC FUNDS TRIANGLE PLAZA LLC

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
ONE NORTH WACKER DRIVE, #2400 CHICAGO IL 60606 USA

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION LLC 1f. JURISDICTION OF ORGANIZATION DELAWARE 1g. ORGANIZATIONAL ID #, if any 4103955  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. 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  
ALLSTATE INSURANCE COMPANY

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
3075 SANDERS ROAD, SUITE G5C NORTHBROOK IL 60062 USA

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "A" ATTACHED HERETO.

COOK COUNTY, ILLINOIS

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) [ADDITIONAL FEE]  [optional] All Debtors  Debtor 1  Debtor 2

8. OPTIONAL FILER REFERENCE DATA  
145-68/122796

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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		
	JBC FUNDS TRIANGLE PLAZA 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
				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.

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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Allstate Insurance Company  
 Allstate Life Insurance Company  
 Allstate Loan No. 122796

## EXHIBIT "A"

### DESCRIPTION OF COLLATERAL

DEBTOR: JBC FUNDS TRIANGLE PLAZA LLC

SECURED PARTY: ALLSTATE INSURANCE COMPANY

All of the following property now or at any time hereafter owned by Debtor or in which the Debtor may now or at any time hereafter have any interest or rights, together with all of Debtor's right, title and interest therein:

1. All equipment, fixtures, inventory, goods, instruments, appliances, furnishings, machinery, tools, raw materials, component parts, work in progress and materials, and all other tangible personal property of whatsoever kind, used or consumed in the improvement, use or enjoyment of the real property described on the attached Exhibit ("Property") now or any time hereafter owned or acquired by Debtor, wherever located and all products thereof, whether in possession of Debtor or whether located on the Property or elsewhere;
2. To the extent such general intangibles are assignable, all general intangibles relating to design, development, operation, management and use of the Property, including, but not limited to, (a) all names under which or by which the Property may at any time be owned and operated or any variant thereof and all goodwill in any way relating to the Property and all service marks and logotypes used in connection therewith, (b) all permits, licenses, authorizations, variances, land use entitlements, approvals, consents, clearances, and rights obtained from governmental agencies issued or obtained in connection with the Property, (c) all permits, licenses, approvals, consents, authorizations, franchises and agreements issued or obtained in connection with the construction, use, occupation or operation of the Property, (d) all materials prepared for filing or filed with any governmental agency, and (e) the books and records of Debtor relating to construction or operation of the Property;
3. All shares of stock or partnership interest or other evidence of ownership of any part of the Property that is owned by Debtor in common with others, including all water stock relating to the Property, if any, and all documents or rights of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property provided, however, that the foregoing shall not include any ownership interests in Debtor;
4. All accounts, deposit accounts, including the Reserve Account as defined in the Loan Agreement, tax and insurance escrows held pursuant to the Mortgage in favor of Secured

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Party encumbering the Property, accounts receivable, instruments, documents, documents of title, general intangibles, rights to payment of every kind, all of Debtor's rights, direct or indirect, under or pursuant to any and all construction, development, financing, guaranty, indemnity, maintenance, management, service, supply and warranty agreements, commitments, contracts, subcontracts, insurance policies, licenses and bonds now or anytime hereafter arising from construction on the Property or the use or enjoyment of the Property to the extent such are assignable;

5. All condemnation and insurance proceeds related to the Property;
6. All leasehold estates, and in any and all leases, subleases, arrangements, concessions, or agreements, written or oral, relating to the use and occupancy of the Property or any portion thereof, now or hereafter existing or entered into and all rights and benefits now or hereafter accruing to Debtor under any and all guarantees of the obligations of any tenant thereunder, as any of the foregoing may be amended, extended, renewed or modified from time to time;
7. All rents, issues, profits, royalties, avails, income and other benefits derived from the Property;
8. Together with all additions to, substitutions for and the products of all of the above, all Accessions (as defined in the Uniform Commercial Code from time to time in effect in the State of Illinois) and all proceeds, whether cash proceeds or non-cash proceeds, received when any such property (or the proceeds thereof) is sold, exchanged, leased, licensed, or otherwise disposed of, whether voluntarily or involuntarily. Such proceeds shall include any of the foregoing specifically described property of Debtor acquired with cash proceeds; and
9. Together with, and without limiting the above items, all Goods, Deposit Accounts, Accounts, Documents, Instruments, Investment Property, Equipment, Letter of Credit Rights, Extracted Collateral, and Supporting Obligations, Money, Chattel Paper and General Intangibles arising from or used in connection with the Property, as those terms are defined in the Uniform Commercial Code from time to time in effect in the State of Illinois.

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## EXHIBIT B

### LEGAL DESCRIPTION

THE SOUTH 30 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE EAST 663.0 FEET AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2; ALSO EXCEPT THE SOUTH 50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AND EXCEPT ALL THOSE PORTIONS OF SAID SOUTH 30 ACRES LYING NORTHERLY AND WESTERLY OF THE SOUTHERLY AND EASTERLY LINES OF THE PROPERTY AS DEEDED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES BY DEEDS RECORDED AS DOCUMENT NUMBERS 17222711, 17222712, 17222714, 17237847, 17241632 AND BY CONDEMNATION CASE 58S3896 PARCEL NT-45) IN COOK COUNTY, ILLINOIS.

ALSO:

THE EAST 65 FEET OF THAT PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF A LINE DRAWN FROM A POINT IN A LINE 170.10 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 67.82 FEET NORTH OF THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID SOUTH 30 ACRES, AND EXTENDING SOUTHERLY TO A POINT IN A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 180 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS, AS SET FORTH IN QUIT CLAIM DEED RECORDED DECEMBER 1, 1999 AS DOCUMENT 09123089 FROM THE COUNTY OF COOK TO TRIANGLE PLAZA VENTURE, L.L.C., AS REAL ESTATE NO LONGER NEEDED FOR HIGHWAY PURPOSES.

ALSO:

THAT PART OF THE NORTH 175 FEET OF THE SOUTH 334.90 FEET OF THE WEST 183 FEET OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF A LINE DRAWN FROM A POINT IN A LINE 170.10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 67.82 FEET NORTH OF THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID SOUTH 30 ACRES, AND EXTENDING SOUTHERLY TO A POINT IN A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 180 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS, AS SET FORTH IN QUIT CLAIM DEED RECORDED DECEMBER 1, 1999 AS DOCUMENT 09123089 FROM THE COUNTY OF COOK TO TRIANGLE PLAZA VENTURE, L.L.C., AS REAL ESTATE NO LONGER NEEDED FOR HIGHWAY PURPOSES.

Permanent Index Numbers: 12-02-302-021-0000, 12-02-302-022-0000 and 12-02-302-023-0000

Commonly known as: 8750-8770 West Bryn Mawr Avenue, Chicago, Illinois 60631