

# UNOFFICIAL COPY



209143

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

Doc#: 0621432079 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2006 12:46 PM Pg: 1 of 5

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
77 WEST JACKSON BLVD., 26TH FL.  
CHICAGO, IL 60604  
ATTN: LISA ADAMS  
File: COOK COUNTY, ILLINOIS

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  
VICTORIA JENNINGS RESIDENCES, LTD.

OR

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

1c. MAILING ADDRESS  
4526 SOUTH WABASH AVENUE CHICAGO IL 60653 USA

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION IL NFP 1f. JURISDICTION OF ORGANIZATION ILLINOIS 1g. ORGANIZATIONAL ID #, if any 5923-939-2  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  
UNITED STATES OF AMERICA, ACTING BY & THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

OR

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

3c. MAILING ADDRESS  
77 W. JACKSON BLVD. CHICAGO IL 60604 USA

### 4. This FINANCING STATEMENT covers the following collateral:

ALL THAT PERSONAL PROPERTY DESCRIBED ON EXHBIT "B" ATTACHED HERETO, BEING LOCATED ON THE REAL PROPERTY DESCRIBED ON EXHIBIT "A".

PROJECT NO: 071-HD088-IL06-Q961-003

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) [if applicable] (ADDITIONAL FEE) [optional]  All Debtors  Debtor 1  Debtor 2

8. OPTIONAL FILER REFERENCE DATA  
Cook County, IL.

Box 430

**UNOFFICIAL COPY****EXHIBIT A****Legal Description**

**Victoria Jennings Residences, Ltd.  
624 West 61<sup>st</sup> Street, Chicago, Illinois  
HUD Project No.: 071-HD088/1106-Q961-003  
HUD Capital Advance \$2,506,700 with Supplemental Loan of \$293,090**

**PARCEL 1:**

LOT 10 IN H.H. AND G.B. UPP'S SUBDIVISION OF THE EAST 223 FEET OF LOT 9 OF COUNTY CLERK'S DIVISION OF LOT 38 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH LINE OF LOT 10 AFORESAID BEING THE SOUTH LINE OF THE PRIVATE ALLEY SHOWN ON PLAT OF SAID UPP'S SUBDIVISION RECORDED AUGUST 9, 1887 IN BOOK 27 OF PLATS PAGE 2 AS DOCUMENT 859313, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE WEST 90.5 FEET (RECORD 90 FEET) OF LOT 9 IN COUNTY CLERK'S DIVISION OF LOT 38 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 1 IN MC CORD'S SUBDIVISION OF LOTS 10 AND 11, (EXCEPT THE WEST 25 ½ FEET OF LOT 11) OF COUNTY CLERK'S DIVISION OF LOT 38 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN	20-16-309-038	Vol.422	affects Parcel 1
PIN	20-16-309-033	Vol.422	affects Parcel 2
PIN	20-16-309-032	Vol. 422	affects Parcel 3

**Street Address: 624 West 61<sup>st</sup> Street, Chicago, Illinois**

**UNOFFICIAL COPY****EXHIBIT "B" TO SECURITY AGREEMENT  
AND FINANCING STATEMENTS**

This Exhibit "B" is attached to, incorporated by reference in, and forms a part of that certain Security Agreement and Financing Statements (collectively, the "Security Documents"), delivered by the Debtor in connection with the financing of the (as hereinafter defined) in favor of the Secretary of Housing and Urban Development of Washington, D.C. (the "Secured Party").

This Exhibit "B" refers to the following collateral, which may now or hereafter be located on the premises of, relate to, or be used in connection with, the construction, financing, repair, ownership, management, and operation of a certain senior living apartment project known as **Victoria Jennings Residences**, located in City of Chicago, Cook County, Illinois, owned by Victoria Jennings Residences, Ltd., an Illinois not-for-profit corporation (the "Debtor") being financed through a capital advance program from the Secretary of the U.S. Department of Housing and Urban Development, Washington, D.C. under Section 811 of the Housing Act of 1959, as amended:

1. All income, rents, profits, receipt and charges from the Project.
2. All accounts including without limitation the following: Reserve Fund for Replacement, residual receipts, and special funds, ground rents, taxes, water rents, assessments and fire and other hazard-insurance premiums; accounts receivable; operating revenue; operating escrow; and escrow for latent defects.
3. All insurance and condemnation proceeds; and all inventories.
4. All materials now owned or hereafter acquired by the Debtor and intended for the construction, reconstruction, alteration and repair of any building, structure or improvement or hereafter erected or placed on the property described in "A" attached hereto (the "Property"), all of which materials shall be deemed to be included within the Project immediately upon the delivery thereof to the Project.
5. All of the walks, fences, shrubbery, driveways, fixtures, machinery, apparatus, equipment, fittings, and other goods and other personal property of every kind and description whatsoever, owned, or hereafter acquired by the Debtor and attached to or contained in and used or usable in connection with any present or future operation of the Project, including, by way of example rather than of limitation, all lighting, laundry, incinerating and power equipment; all engines, boilers, machines, motors, furnaces, and transformers; all generating equipment; all pumps, ducts, conduits, wire, switches, electrical equipment and fixtures, fans and switchboards; all telephone equipment; all piping, tubing, plumbing equipment and fixtures; all heating, air conditioning, cooling, ventilating, sprinkling, power and communications equipment, systems and apparatus; water coolers and water heaters; all fire prevention, alarm and extinguishing systems and apparatus; all cleaning equipment; all lift, elevator and escalator equipment and apparatus; all partitions, shades, blinds, awnings, screens, screen doors, storm doors, exterior and interior signs, gas fixtures, stoves, ovens, garbage disposals, dishwashers, cabinets, mirrors, floor

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coverings, carpets, rugs, draperies and other furnishings and furniture installed or to be installed or used or usable in the operation of any part of the Project or facilities erected or to be erected in or upon the Property; and every renewal or replacement thereof or articles in substitution therefor, or not the same are now or hereafter attached to the Property in any manner.

6. All of the Debtor's right, title and interest in and to any and all judgments, awards of damages (including but not limited to severance and consequential damages), payments, proceeds, or other compensation (collectively, the "Awards") heretofore or hereafter made, including interest thereon, and the right to receive the same, as a result of, in connection with, or in lieu of (i) any taking of the Property or any part thereof by the exercise of the power of condemnation or eminent domain, or the police power, (ii) any change or alteration of the grade of any street, or (iii) any other injury or decrease in the value of the Property or any part thereof (including but not limited to destruction or decrease in value by fire or other casualty), all of which Awards, rights thereto and shares therein are hereby assigned to the Secured Party, who is hereby authorized to collect and receive the proceeds thereof and to give proper receipts and acquittances therefor and to apply, at its option, the net proceeds thereof, after deducting expenses of collection, as a credit upon any portion, as selected by the Secured Party, of the indebtedness secured by the Security Documents.

7. All of the Debtor's right, title and interest in and to any and all payments, proceeds, settlements or other compensation heretofore or hereafter made, including any interest thereon, and the right to receive the same from any and all insurance policies covering the Property or any portion thereof, or any of the other property described herein.

8. The interest of the Debtor in and to all of the rents, issues, profits, revenues, income and other benefits of the Property, or arising from the use or enjoyment of all or any portion thereof, or from any lease or agreement pertaining thereto, all right, title and interest of the Debtor in and to, and remedies under, all contract rights, accounts receivable and general intangibles arising out of or in connection with any and all leases or subleases of the Property, or any part thereof, and of the other property described herein, or any part thereof, both now in existence or hereafter entered into, together with all proceeds (cash and non-cash) thereof, and including, without limitation, all cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder.

9. All of the Debtor's rights, options, powers and privileges in and to (but not the Debtor's obligations and burdens under) any construction contract, architectural and engineering agreements and management contract pertaining to the construction, repair, operation, ownership, equipping and management of the Property and all of the Debtor's right, title and interest in and to (but not the Debtor's obligations and burdens under) all architectural, engineering and similar plans, specifications, drawings, reports, surveys, plats, permits and the like, contracts for construction, development, repair, operation, management and maintenance of, or provision of services to, the Property or any of the other property described herein, and all sewer taps and allocations, agreements for utilities, bonds and the like, all relating to the Property.

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10. All intangible personal property, accounts, licenses, instruments, contract rights, chattel paper and general intangibles of the Debtor, including but not limited to cash; receivable; bank accounts; certificates of deposit; promissory notes; rents; rights (if any) to amounts held in escrow; insurance proceeds; condemnation rights; deposits; liens and causes of action; warranties and guarantees.

11. The interest of the Debtor in any cash escrow fund and in any and all funds, securities, instruments, documents and other property which are at any time paid to, deposited with, under the control of, or in the possession of the Secured Party, or any of its agents, branches, affiliates, correspondents or others acting on its behalf, which rights shall be in addition to any right of set-off or right of lien that the Secured Party may otherwise enjoy under applicable law, regardless of whether the same arose out of or relates in any way, whether directly or indirectly, to the Project located upon the Property.

12. The interest of the Debtor in and to any and all funds created or established and held by the Trustee pursuant to any indenture of trust or similar instrument authorizing the issuance of bonds or notes for the purpose of financing the Project located upon the Property.

13. All inventory, including raw materials, components, work-in-process, finished merchandise and packing and shipping materials.

14. Any and all of the above which may become fixtures by virtue of attachment to Property.

15. The interest of the Debtor, as lessee, in any and all of the above which may be leased by the Debtor from others.

16. All of the records and books of account now or hereafter maintained by or on behalf of the Debtor and/or its agents and employees in connection with the Project.

17. All names now or hereafter used in connection with the Project and the goodwill associated therewith.

18. Any and all of the above arising or acquired by the Debtor or to which the Debtor may have a legal or beneficial interest in on the date hereof and at any time in the future.

19. Proceeds, products, returns, additions, accessions and substitutions of and to any and all of the above.