

4371077 RH 3/1/08

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Doc#: 0635457070 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2006 10:28 AM Pg: 1 of 6

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] ROBERT N. SODIKOFF 312/755-3155
B. SEND ACKNOWLEDGMENT TO: (Name and Address) ROBERT N. SODIKOFF ARONBERG GOLDGEHN DAVIS & GARMISA 330 NORTH WABASH - SUITE 3000 CHICAGO, ILLINOIS 60611

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 723-25 WEST DIVERSEY LLC	OR			1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 2636 NORTH LINCOLN AVENUE	CITY CHICAGO		STATE IL	POSTAL CODE 60614	COUNTRY USA		
1d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION ILLINOIS		1g. ORGANIZATIONAL ID #, if any 01915037		<input type="checkbox"/> 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		<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 FIRST DUPAGE BANK	OR			3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 520 NORTH CASS AVENUE	CITY WESTMONT		STATE IL	POSTAL CODE 60359	COUNTRY USA		

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED BY REFERENCE WHICH RELATES TO THE REAL ESTATE LEGALLY DESCRIBED ON EXHIBIT A.

THIS INSTRUMENT WAS PREPARED BY AND, AFTER RECORDING, RETURN TO:
ROBERT N. SODIKOFF
ARONBERG GOLDGEHN DAVIS & GARMISA
330 NORTH WABASH, SUITE 3000
CHICAGO, ILLINOIS 60611

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum	<input type="checkbox"/> (if applicable)	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] (optional)	<input type="checkbox"/> All Debtors	<input type="checkbox"/> Debtor 1	<input type="checkbox"/> Debtor 2	

8. OPTIONAL FILER REFERENCE DATA

B

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DEBTOR: 723-25 WEST DIVERSEY LLC

SECURED PARTY: FIRST DUPAGE BANK

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 41 IN BLOCK 1 IN OUTLOT "E" IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 42 IN BLOCK 1 IN SUBDIVISION OF OUTLOT "E" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS.: 14-28-300-015-0000 & 14-28-300-016-0000

COMMONLY KNOWN AS: 723-725 WEST DIVERSEY PARKWAY, CHICAGO, ILLINOIS

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DEBTOR: 723-25 WEST DIVERSEY LLC

SECURED PARTY: FIRST DUPAGE BANK

EXHIBIT B

DESCRIPTION OF COLLATERAL

ALL OF THE FOLLOWING PROPERTY OF 723-25 WEST DIVERSEY LLC
(THE DEBTOR):

(A) ALL FURNITURE, FURNISHINGS, FIXTURES, GOODS, EQUIPMENT, INVENTORY OR PERSONAL PROPERTY OWNED BY THE BORROWER AND NOW OR HEREAFTER LOCATED ON, ATTACHED TO OR USED IN AND ABOUT THE IMPROVEMENTS (AS DEFINED BELOW), INCLUDING, BUT NOT LIMITED TO, ALL MACHINES, ENGINES, BOILERS, DYNAMOS, ELEVATORS, STOKERS, TANKS, CABINETS, AWNINGS, SCREENS, SHADES, BLINDS, CARPETS, DRAPERIES, LAWN MOWERS, AND ALL APPLIANCES, PLUMBING, HEATING, AIR CONDITIONING, LIGHTING, VENTILATING, REFRIGERATING, DISPOSALS AND INCINERATING EQUIPMENT, AND ALL FIXTURES AND APPURTENANCES THERETO, AND SUCH OTHER GOODS AND CHATTELS AND PERSONAL PROPERTY OWNED BY THE BORROWER AS ARE NOW OR HEREAFTER USED OR FURNISHED IN OPERATING THE IMPROVEMENTS, OR THE ACTIVITIES CONDUCTED THEREIN, AND ALL BUILDING MATERIALS AND EQUIPMENT HEREAFTER SITUATED ON OR ABOUT THE PROPERTY (THE "REAL ESTATE") OR ANY STRUCTURES OR IMPROVEMENTS LOCATED THEREON (THE "IMPROVEMENTS"), AND ALL WARRANTIES AND GUARANTIES RELATING THERETO, AND ALL ADDITIONS THERETO AND SUBSTITUTIONS AND REPLACEMENTS THEREFOR (EXCLUSIVE OF ANY OF THE FOREGOING OWNED OR LEASED BY TENANTS OF SPACE IN THE IMPROVEMENTS);

(B) ALL EASEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, VAULTS, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, AND OTHER EMBLEMENTS NOW OR HEREAFTER LOCATED ON THE REAL ESTATE OR UNDER OR ABOVE THE SAME OR ANY PART OR PARCEL THEREOF, AND ALL ESTATES, RIGHTS, TITLES, INTERESTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES, REVERSIONS AND REMAINDERS WHATSOEVER, IN ANY WAY BELONGING, RELATING OR APPERTAINING TO THE PROPERTY OR ANY PART THEREOF, OR WHICH HEREAFTER SHALL IN ANY WAY BELONG, RELATE OR BE APPURTENANT THERETO, WHETHER NOW OWNED OR HEREAFTER ACQUIRED BY THE BORROWER;

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(C) ALL WATER, DITCHES, WELLS, RESERVOIRS AND DRAINS AND ALL WATER, DITCH, WELL, RESERVOIR AND DRAINAGE RIGHTS WHICH ARE APPURTENANT TO, LOCATED ON, UNDER OR ABOVE OR USED IN CONNECTION WITH THE REAL ESTATE OR THE IMPROVEMENTS, OR ANY PART THEREOF, WHETHER NOW EXISTING OR HEREAFTER CREATED OR ACQUIRED;

(D) ALL MINERALS, CROPS, TIMBER, TREES, SHRUBS, FLOWERS AND LANDSCAPING FEATURES NOW OR HEREAFTER LOCATED ON, UNDER OR ABOVE THE REAL ESTATE;

(E) ALL CASH FUNDS, BUSINESS ACCOUNTS, DEPOSIT ACCOUNTS AND OTHER RIGHTS AND EVIDENCE OF RIGHTS TO CASH, NOW OR HEREAFTER HELD BY THE LENDER INCLUDING BUT NOT LIMITED TO THOSE REQUIRED PURSUANT TO THE MORTGAGE OR ANY OTHER OF THE LOAN DOCUMENTS EXECUTED IN CONNECTION THEREWITH INCLUDING, WITHOUT LIMITATION, ALL FUNDS NOW OR HEREAFTER ON DEPOSIT IN THE INTEREST RESERVE AND THE IMPOUND ACCOUNT, IF APPLICABLE (AS DEFINED IN THE MORTGAGE);

(F) ALL LEASES, LICENSES, CONCESSIONS AND OCCUPANCY AGREEMENTS OF THE REAL ESTATE OR THE IMPROVEMENTS NOW OR HEREAFTER ENTERED INTO AND ALL RENTS, ROYALTIES, ISSUES, PROFITS, REVENUE, INCOME AND OTHER BENEFITS (COLLECTIVELY, THE "RENTS AND PROFITS") OF THE REAL ESTATE OR THE IMPROVEMENTS, NOW OR HEREAFTER ARISING FROM THE USE OR ENJOYMENT OF ALL OR ANY PORTION THEREOF OR FROM ANY LEASE, LICENSE, CONCESSION, OCCUPANCY AGREEMENT OR OTHER AGREEMENT PERTAINING THERETO OR ARISING FROM ANY OF THE CONTRACTS (AS DEFINED IN THE MORTGAGE) OR ANY OF THE GENERAL INTANGIBLES (AS DEFINED IN THE MORTGAGE) AND ALL CASH OR SECURITIES DEPOSITED TO SECURE PERFORMANCE BY THE TENANTS, LESSEES OR LICENSEES, AS APPLICABLE, OF THEIR OBLIGATIONS UNDER ANY SUCH LEASES, LICENSES, CONCESSIONS OR OCCUPANCY AGREEMENTS, WHETHER SAID CASH OR SECURITIES ARE TO BE HELD UNTIL THE EXPIRATION OF THE TERMS OF SAID LEASES, LICENSES, CONCESSIONS OR OCCUPANCY AGREEMENTS OR APPLIED TO ONE OR MORE OF THE INSTALLMENTS OF RENT COMING DUE PRIOR TO THE EXPIRATION OF SAID TERMS, SUBJECT TO, HOWEVER, THE PROVISIONS CONTAINED IN SECTION 1.11 OF THE MORTGAGE;

(G) ALL CONTRACTS AND AGREEMENTS NOW OR HEREAFTER ENTERED INTO COVERING ANY PART OF THE REAL ESTATE OR THE IMPROVEMENTS (COLLECTIVELY, THE "CONTRACTS") AND ALL REVENUE, INCOME AND OTHER BENEFITS THEREOF, INCLUDING, WITHOUT LIMITATION, MANAGEMENT AGREEMENTS, SERVICE CONTRACTS,

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MAINTENANCE CONTRACTS, EQUIPMENT LEASES, PERSONAL PROPERTY LEASES AND ANY CONTRACTS OR DOCUMENTS RELATING TO CONSTRUCTION ON ANY PART OF THE REAL ESTATE OR THE IMPROVEMENTS (INCLUDING PLANS, DRAWINGS, SURVEYS, TESTS, REPORTS, BONDS AND GOVERNMENTAL APPROVALS) OR TO THE MANAGEMENT OR OPERATION OF ANY PART OF THE REAL ESTATE OR THE IMPROVEMENTS;

(H) ALL PRESENT AND FUTURE MONETARY DEPOSITS GIVEN TO ANY PUBLIC OR PRIVATE UTILITY WITH RESPECT TO UTILITY SERVICES FURNISHED TO ANY PART OF THE REAL ESTATE OR THE IMPROVEMENTS;

(I) ALL PRESENT AND FUTURE FUNDS, ACCOUNTS, INSTRUMENTS, ACCOUNTS RECEIVABLE, DOCUMENTS, CAUSES OF ACTION, CLAIMS, GENERAL INTANGIBLES (INCLUDING WITHOUT LIMITATION, TRADEMARKS, TRADE NAMES, SERVICEMARKS AND SYMBOLS NOW OR HEREAFTER USED IN CONNECTION WITH ANY PART OF THE REAL ESTATE OR THE IMPROVEMENTS, ALL NAMES BY WHICH THE REAL ESTATE OR THE IMPROVEMENTS MAY BE OPERATED OR KNOWN, ALL RIGHTS TO CARRY ON BUSINESS UNDER SUCH NAMES, AND ALL RIGHTS, INTEREST AND PRIVILEGES WHICH THE BORROWER HAS OR MAY HAVE AS DEVELOPER OR DECLARANT UNDER ANY COVENANTS, RESTRICTIONS OR DECLARATIONS NOW OR HEREAFTER RELATING TO THE REAL ESTATE OR THE IMPROVEMENTS) AND ALL NOTES OR CHATTEL PAPER NOW OR HEREAFTER ARISING FROM OR BY VIRTUE OF ANY TRANSACTIONS RELATED TO THE REAL ESTATE OR THE IMPROVEMENTS;

(J) ALL WATER TAPS, SEWER TAPS, CERTIFICATES OF OCCUPANCY, PERMITS, LICENSES, FRANCHISES, CERTIFICATES, CONSENTS, APPROVALS AND OTHER RIGHTS AND PRIVILEGES NOW OR HEREAFTER OBTAINED IN CONNECTION WITH THE REAL ESTATE OR THE IMPROVEMENTS AND ALL PRESENT AND FUTURE WARRANTIES AND GUARANTIES RELATING TO THE IMPROVEMENTS OR TO ANY EQUIPMENT, FIXTURES, FURNITURE, FURNISHINGS, PERSONAL PROPERTY OR COMPONENTS OF ANY OF THE FOREGOING NOW OR HEREAFTER LOCATED OR INSTALLED ON THE REAL ESTATE OR THE IMPROVEMENTS;

(K) ALL BUILDING MATERIALS, SUPPLIES AND EQUIPMENT NOW OR HEREAFTER PLACED ON THE REAL ESTATE OR IN THE IMPROVEMENTS AND ALL ARCHITECTURAL RENDERINGS, MODELS, DRAWINGS, PLANS, SPECIFICATIONS, STUDIES AND DATA NOW OR HEREAFTER RELATING TO THE REAL ESTATE OR THE IMPROVEMENTS;

(L) ALL RIGHT, TITLE AND INTEREST OF THE BORROWER IN ANY INSURANCE POLICIES OR BINDERS NOW OR HEREAFTER RELATING TO THE

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REAL PROPERTY OR THE IMPROVEMENTS INCLUDING ANY UNEARNED PREMIUMS THEREON;

(M) ALL PROCEEDS, PRODUCTS, SUBSTITUTIONS AND ACCESSIONS (INCLUDING CLAIMS AND DEMANDS THEREFOR) OF THE CONVERSION, VOLUNTARY OR INVOLUNTARY, OF ANY OF THE FOREGOING INTO CASH OR LIQUIDATED CLAIMS, INCLUDING, WITHOUT LIMITATION, PROCEEDS OF INSURANCE AND CONDEMNATION AWARDS;

(N) ALL OTHER OR GREATER RIGHTS AND INTERESTS OF EVERY NATURE IN THE REAL ESTATE OR THE IMPROVEMENTS AND IN THE POSSESSION OR USE THEREOF AND INCOME THEREFROM, WHETHER NOW OWNED OR HEREAFTER ACQUIRED BY THE BORROWER;

(O) ALL PLANS AND SPECIFICATIONS RELATING TO THE CONSTRUCTION OF IMPROVEMENTS ON THE REAL ESTATE AND ALL UNEXPIRED CLAIMS, WARRANTIES, GUARANTIES, INDEMNIFICATIONS AND SURETIES, IF ANY, ARISING FROM OR RECEIVED IN CONNECTION WITH THE INSTALLATION, CONSTRUCTION, IMPROVEMENT, MAINTENANCE OR EQUIPMENT OF OR ON THE REAL ESTATE OR SAID IMPROVEMENTS THEREON;

(P) ALL RIGHT, TITLE AND INTEREST OF BORROWER IN AND TO ALL RESERVATION AGREEMENTS AND SALES CONTRACTS NOW EXISTING OR HEREAFTER ENTERED INTO, INCLUDING ANY DOWN PAYMENTS AND/OR EARNEST MONEY DEPOSITS MADE UNDER SUCH AGREEMENTS OR CONTRACTS, WHETHER HELD BY A BROKER, ESCROWEE, AGENT OR BORROWER, AND IN ANY ESCROWS ESTABLISHED FOR THE CLOSING OF THE TRANSACTIONS CONTEMPLATED BY SUCH AGREEMENTS OR CONTRACTS, UNDER WHICH BORROWER AGREES TO SELL ALL OR ANY PORTION OF THE REAL ESTATE AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, WHICH BORROWER HAS, MAY HAVE, OR MAY SUBSEQUENTLY DIRECTLY OR INDIRECTLY ENTER INTO;

(Q) ALL CONTRACTS, LICENSES AND PERMITS, NOW OR HEREAFTER EXISTING, DIRECTLY OR INDIRECTLY RELATED TO, OR CONNECTED WITH, THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE OR SERVICE OF THE REAL ESTATE OR THE IMPROVEMENTS THEREON; AND

(R) ALL PROCEEDS FROM THE SALE, TRANSFER, OR PLEDGE OF ANY OR ALL OF THE FOREGOING PROPERTY.