

# UNOFFICIAL COPY



070-442162

Doc#: 0709442162 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2007 01:15 PM Pg: 1 of 9

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

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B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Andrew Lampert, Esq.  
Seyfarth Shaw LLP  
131 South Dearborn Street, Suite 2400  
Chicago, Illinois 60603

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 Riverpoint Owner, L.L.C.				
OR 1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS c/o Centrum Properties, 225 W. Hubbard St.		CITY Chicago	STATE IL	POSTAL CODE 60610
1d. TAX ID #: SSN OR EIN 20-8621733		ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION Limited Liability Company	1f. JURISDICTION OF ORGANIZATION Delaware
			1g. ORGANIZATIONAL ID #, if any 4315257	<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
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	<input type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNORS/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME LaSalle Bank National Association, a national banking association				
OR 3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 135 South LaSalle Street, Suite 2905		CITY Chicago	STATE IL	POSTAL CODE 60603

4 This FINANCING STATEMENT covers the following collateral:

THE COLLATERAL DESCRIBED ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF RELATING TO THE REAL PROPERTY DESCRIBED ON EXHIBIT A 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) [ADDITIONAL FEE] [optional]  All Debtors  Debtor 1  Debtor 2

8. OPTIONAL FILE REFERENCE DATA

Cook County Recorder of Deeds

FILING OFFICE COPY - NATIONAL UCC FINANCING STATEMENT (FORM UCC 1) (REV. 07/29/98)

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## EXHIBIT A TO UCC FINANCING STATEMENT

### LEGAL DESCRIPTION

[see following page]

Property of Cook County Clerk's Office

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## Exhibit A

### Legal Description

#### PARCEL 1:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF FULLERTON AVENUE; SOUTH OF THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE; NORTH AND EASTERLY OF THE NORTH BRANCH OF THE CHICAGO RIVER AND WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, SAID TRACT OF LAND BEING MORE DEFINITELY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF FULLERTON AVENUE, WITH THE WESTERLY FACE OF THE CONCRETE DOCK CONSTRUCTED ON THE EASTERLY AND NORTHERLY SIDE OF THE NORTH BRANCH OF THE CHICAGO RIVER, SAID INTERSECTION BEING 24.00 FEET NORTH AND 999.58 FEET EAST OF THE SOUTH AND WEST LINES RESPECTIVELY OF THE SOUTHEAST 1/4 OF SECTION 30 AFORESAID; THENCE EAST ALONG THE SAID NORTH LINE OF FULLERTON AVENUE, BEING 24.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 126.38 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 16.00 FEET TO A POINT 40.00 FEET NORTH AND 1125.96 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY; THENCE CONTINUING EAST ALONG THE NORTH LINE OF FULLERTON AVENUE, A DISTANCE OF 503.26 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 15.00 FEET WESTERLY OF THE WESTERLY LINE OF THE ORIGINAL 66-FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 473.40 FEET TO A POINT 491.01 FEET NORTH AND 1488.25 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY OF THE SOUTHEAST 1/4 AFORESAID; THENCE NORTHWESTERLY ON A CURVED LINE, CONVEXED TO THE SOUTHWEST, TANGENT TO SAID PARALLEL LINE, CONCENTRIC WITH THE ORIGINAL WESTERLY RIGHT OF WAY LINE AFORESAID AND HAVING A RADIUS OF 5789.0 FEET, A DISTANCE OF 300.98 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 780.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVED LINE DRAWN PARALLEL WITH AND 15.00 FEET WESTERLY OF THE WESTERLY LINE OF THE ORIGINAL 66-FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, A DISTANCE OF 145.86 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE AT A POINT 921.56 FEET NORTH AND 1371.81 FEET EAST OF SAID SOUTH AND WEST LINES, RESPECTIVELY OF THE SOUTHEAST 1/4 AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 385.00 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 272.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 295.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED PARALLEL LINE AND PASSING THROUGH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE AT A POINT 1490.56 FEET SOUTHEASTERLY OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE) AND 1515.57 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE, WITH THE SOUTH LINE OF DIVERSEY PARKWAY, A DISTANCE OF 421.10 FEET TO ITS INTERSECTION WITH THE WESTERLY FACE OF THE CONCRETE DOCK CONSTRUCTED ALONG THE NORTHEASTERLY

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SIDE OF THE NORTH BRANCH OF THE CHICAGO RIVER, SAID INTERSECTION BEING 1003.96 FEET NORTH AND 404.86 FEET EAST OF SAID SOUTH AND WEST LINES, RESPECTIVELY OF SAID SOUTHEAST 1/4; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY FACE OF SAID DOCK, A DISTANCE OF 330.98 FEET TO A POINT 809.81 FEET NORTH AND 671.68 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY FACE OF SAID DOCKS, A DISTANCE OF 47.56 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 780.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY FACE OF SAID DOCK, A DISTANCE OF 231.01 FEET TO A POINT 635.19 FEET NORTH AND 887.61 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY FACE OF SAID DOCK, A DISTANCE OF 23.27 FEET TO A POINT 616.75 FEET NORTH AND 901.68 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY FACE OF SAID DOCK, A DISTANCE OF 82.15 FEET TO A POINT 546.05 FEET NORTH AND 943.07 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY; THENCE SOUTHEASTERLY ALONG THE WESTERLY FACE OF SAID DOCK, A DISTANCE OF 94.23 FEET TO A POINT 461.18 FEET NORTH AND 983.46 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY; THENCE SOUTHEASTERLY ALONG THE WESTERLY FACE OF SAID DOCK, A DISTANCE OF 225.38 FEET TO A POINT 236.90 FEET NORTH AND 1004.28 FEET EAST OF SAID SOUTH AND WEST LINES RESPECTIVELY; THENCE SOUTHERLY ALONG THE WESTERLY FACE OF SAID DOCK, A DISTANCE OF 212.92 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF FULLERTON AVENUE, WITH THE WESTERLY FACE OF THE CONCRETE DOCK CONSTRUCTED ON THE EASTERLY SIDE OF THE NORTH BRANCH OF THE CHICAGO RIVER, SAID INTERSECTION BEING 24.00 FEET NORTH AND 999.58 FEET EAST OF THE SOUTH AND WEST LINES OF SAID SOUTHEAST 1/4, RESPECTIVELY; THENCE EAST ALONG SAID NORTH LINE OF FULLERTON AVENUE, BEING 24.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 126.38 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 15.00 FEET TO A POINT 40.00 FEET NORTH AND 1125.96 FEET EAST OF SAID SOUTH AND WEST LINES OF THE SOUTHEAST 1/4 RESPECTIVELY; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 AFORESAID, A DISTANCE OF 109.29 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.00 FEET TO A POINT 46.00 FEET NORTH AND 1016.70 FEET EAST OF THE SOUTH AND WEST LINES OF THE SOUTHEAST 1/4 AFORESAID; THENCE WEST PARALLEL TO SAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 16.64 FEET TO THE WEST FACE OF CONCRETE DOCK; THENCE SOUTHERLY ALONG THE WESTERLY FACE OF THE CONCRETE DOCK, A DISTANCE OF 22.00 FEET TO POINT OF BEGINNING); IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, SAID EASEMENT BEING CREATED BY GRANT AND AGREEMENT DATED MARCH 29, 1955 AND RECORDED JUNE 1, 1955 AS DOCUMENT 16253855 AND RECORDED JUNE 21, 1955 AS DOCUMENT 16275110 MADE BY AMERICAN COLORTYPE COMPANY, A CORPORATION OF ILLINOIS, GRANTOR, TO 2550 CLYBOURN BUILDING CORP., A CORPORATION OF ILLINOIS, GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND BY AGREEMENT TERMINATING CERTAIN EASEMENTS AND GRANT OF ADDITIONAL EASEMENTS MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1987 AND KNOWN AS TRUST NUMBER 111365, COTTER & COMPANY, A DELAWARE CORPORATION AND

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KENNICOTT BROS., COMPANY, A CORPORATION OF ILLINOIS, DATED MARCH 2, 1989 AND RECORDED APRIL 26, 1990 AS DOCUMENT 90190898 FOR THE PURPOSE OF INGRESS AND EGRESS, TO BE USED IN COMMON WITH THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, AND THE OWNER OF CERTAIN OTHER PROPERTY LOCATED WITHIN AN AREA BOUNDED BY DIVERSEY AVENUE ON THE NORTH; CLYBOURN AVENUE ON THE EAST; THE LAND DESCRIBED ON EXHIBITS 1 AND 2 OF SAID AGREEMENT RECORDED AS DOCUMENT 90190898 AND THE CHICAGO RIVER ON THE WEST, SAID LAND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT 4 OF SAID AGREEMENT RECORDED AS DOCUMENT 90190898, ITS SUCCESSORS AND ASSIGNS, TO USE A PRIVATE ROADWAY OR RIGHT OF WAY OVER A STRIP OF LAND 30.00 FEET IN WIDTH IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST DIVERSEY PARKWAY AND THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE; THENCE SOUTHEASTERLY 1515.57 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING OF THE STRIP OF LAND HEREIN DESCRIBED; THENCE SOUTHWESTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE, A DISTANCE OF 272.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 30.00 FEET ALONG A LINE DRAWN PARALLEL WITH SAID SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT 30.00 FEET SOUTHEAST OF THE POINT OF BEGINNING AND PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE NORTHEASTERLY ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 272.00 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 30.00 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

PERPETUAL EASEMENT CREATED BY AGREEMENT DATED AUGUST 14, 1964 AND RECORDED AUGUST 26, 1964 AS DOCUMENT 19226139 MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 13, 1956 AND KNOWN AS TRUST NUMBER 7036, GRANTOR, TO 2550 CLYBOURN BLDG. CORP., GRANTEE, ITS SUCCESSORS AND ASSIGNS, APPURTENANT TO AND FOR THE BENEFIT OF THAT PART OF PARCEL 1 DESCRIBED IN PARCEL 2 AFORESAID TO BE USED IN COMMON WITH GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES AND WITH THE RIGHT, PRIVILEGE, POWER, PERMISSION AND AUTHORITY TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS (AND IN CONNECTION THEREWITH, TO ANY PUBLIC OR PRIVATE UTILITY SELECTED BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS), TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, RENEW, REPLACE, REPAIR AND REMOVE ANY AND ALL TYPES OF UNDERGROUND UTILITIES IN, UNDER, UPON AND OVER THE AFORESAID EASEMENT AREA (INCLUDING, WITHOUT LIMITATION THEREBY, ANY GAS, WATER, STORM, SANITARY OR COMBINATION SEWER, MAINS, LINES AND APPURTENANCES, AND NECESSARY FACILITIES AND EQUIPMENT IN CONNECTION THEREWITH), AND ALSO UNDERGROUND AND OVERHEAD UTILITIES, CONDUITS, AERIAL SERVICE WIRES, CABLES, POLES AND WIRES, WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVICING THAT PART OF PARCEL 1 DESCRIBED IN PARCEL 2 AFORESAID, OR A PORTION THEREOF, WITH TELEPHONE AND ELECTRIC SERVICE; TOGETHER WITH THE RIGHT OF INGRESS TO SAID EASEMENT AREA AND EGRESS THEREFROM, AND ACCESS TO ALL OF THE FOREGOING UTILITIES AND FACILITIES ON PARCEL "A", OVER A STRIP OF LAND LOCATED IN SAID PARCEL "A", DESCRIBED AS FOLLOWS: THAT PART OF PARCEL "A", LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHWESTERLY LINE OF

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SAID PARCEL "A", A DISTANCE OF 30.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID PARCEL "A" TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL "A", WHICH IS 30.60 FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER OF SAID PARCEL "A", PARCEL "A", BEING DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF FULLERTON AVENUE; SOUTH OF THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE; NORTH AND EASTERLY OF THE NORTH BRANCH OF THE CHICAGO RIVER AND WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, SAID TRACT OF LAND BEING MORE DEFINITELY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, BEING 385.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, WITH A LINE DRAWN CONCENTRIC WITH AND 15.00 FEET WESTERLY OF THE WESTERLY LINE OF THE 66-FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHWESTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 272.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 295.00 FEET; THENCE NORTHEASTERLY ON A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, AT A POINT 1490.56 FEET SOUTHEASTERLY OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE) AND 1515.57 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY, A DISTANCE OF 272.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

EASEMENT IN FAVOR OF THAT PART OF PARCEL 1 DESCRIBED IN PARCEL 2 AFORESAID AS CREATED BY AGREEMENT DATED JANUARY 27, 1966 AND RECORDED FEBRUARY 24, 1966 AS DOCUMENT 19749243 MADE BY 2550 CLYBOURN BLDG. CORP., A CORPORATION OF ILLINOIS, THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 13, 1956 AND KNOWN AS TRUST NUMBER 7936, AND LYNN PAPER PRODUCTS MANUFACTURING CO., A CORPORATION OF ILLINOIS, FOR USE OF SPACE IN, OVER, UNDER AND UPON THE LYNN LAND WHEREIN SPRINKLER SYSTEM PUMPS ARE NOW LOCATED, INCLUDING ADJACENT SPACE, FOR USE AND MAINTENANCE, INGRESS AND EGRESS THERETO; AND ALSO INCLUDING SPACE TO WHICH THE PUMPS, WITH CONSENT, MAY BE REMOVED OR RELOCATED ON THE LYNN LAND BY REASON OF RECONSTRUCTION, EXPANSION OR OTHER BUILDING ACTIVITIES, TOGETHER WITH THE RIGHT AND AUTHORITY OF CLYBOURN TO ENTER LYNN'S LAND TO MAINTAIN, REPAIR, REPLACE OR REMOVE SAID PUMPS AND ALL ANCILLARY CONNECTIONS, EQUIPMENT, METERS, LINES AND PIPING IN CONNECTION THEREWITH. CLYBOURN LAND EQUALS THAT PART OF PARCEL 1 DESCRIBED IN PARCEL 2 AFORESAID; LYNN LAND, DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF FULLERTON AVENUE; SOUTH OF THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE; NORTH AND EASTERLY OF THE NORTH BRANCH OF THE CHICAGO RIVER AND WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, SAID TRACT OF LAND BEING MORE DEFINITELY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, BEING 385.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, WITH A LINE DRAWN CONCENTRIC WITH

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AND 15.00 FEET WESTERLY OF THE WESTERLY LINE OF THE 66-FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHWESTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 272.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 295.00 FEET; THENCE NORTHEASTERLY ON A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE AT A POINT 1490.56 FEET SOUTHEASTERLY OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE) AND 1515.57 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY, A DISTANCE OF 272.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

PERPETUAL NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1, AS CREATED BY AGREEMENT TERMINATING CERTAIN EASEMENTS AND GRANT OF ADDITIONAL EASEMENTS MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1987 AND KNOWN AS TRUST NUMBER 111365, COTTER & COMPANY, A DELAWARE CORPORATION AND KENNICOTT BROS. COMPANY, A CORPORATION OF ILLINOIS, DATED MARCH 2, 1989 AND RECORDED APRIL 26, 1990 AS DOCUMENT 90190898 FOR USE AS A PRIVATE ROADWAY FOR INGRESS AND EGRESS THE EAST PART OF THE "NEW ROAD EASEMENT" DEFINED THEREIN IN EXHIBIT 5B.

ADDRESS OF PROPERTY: 2550 N. CLYBOURN, CHICAGO, IL

PINS: 14-30-400-063-0000 & 14-30-400-064-0000

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## EXHIBIT B TO UCC FINANCING STATEMENT

Debtor:

Riverpoint Owner, L.L.C.  
c/o Centrum Properties  
225 West Hubbard Street  
Chicago, Illinois 60610

Secured Party:

LaSalle Bank National Association  
135 S. LaSalle Street, Suite 3410  
Chicago, Illinois 60603  
Attn: Real Estate Capital Markets

The Financing Statement covers, and the Debtor does hereby pledge, assign, transfer and deliver to the Secured Party and does hereby grant to the Secured Party a continuing and unconditional security interest in and to the following types (or items) of property:

Any and all assets of the Debtor, of any kind or description, tangible or intangible, whether now existing or hereafter arising or acquired, including, but not limited to:

(a) all property of, or for the account of, the Debtor now or hereafter coming into the possession, control or custody of, or in transit to, the Secured Party or any agent or bailee for the Secured Party or any parent, affiliate or subsidiary of the Secured Party or any participant with the Secured Party in the loans to the Debtor (whether for safekeeping, deposit, collection, custody, pledge, transmission or otherwise), including all earnings, dividends, interest, or other rights in connection therewith and the products and proceeds therefrom, including the proceeds of insurance thereon; and

(b) the additional property of the Debtor, whether now existing or hereafter arising or acquired, and wherever now or hereafter located, together with all additions and accessions thereto, substitutions for, and replacements, products and proceeds therefrom, and all of the Debtor's books and records and recorded data relating thereto (regardless of the medium of recording or storage), together with all of the Debtor's right, title and interest in and to all computer software required to utilize, create, maintain and process any such records or data on electronic media, identified and set forth as follows:

- (i) All Accounts and all Goods whose sale, lease or other disposition by the Debtor has given rise to Accounts and have been returned to, or repossessed or stopped in transit by, the Debtor, or rejected or refused by an Account Debtor;
- (ii) All Inventory, including, without limitation, raw materials, work-in-process and finished goods;
- (iii) All Goods (other than Inventory), including, without limitation, embedded software, Equipment, vehicles, furniture and Fixtures;
- (iv) All Software and computer programs;
- (v) All Securities and Investment Property;
- (vi) All Chattel Paper, Electronic Chattel Paper, Instruments, Documents, Letter of Credit Rights, all proceeds of letters of credit, Health-Care-Insurance Receivables, Supporting Obligations, notes secured by real estate, Commercial Tort Claims, contracts, licenses, permits and all other General Intangibles,



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including Payment Intangibles and collateral assignments of beneficial interest in land trusts;

- (vii) All insurance policies and proceeds insuring the foregoing property or any part thereof, including unearned premiums; and
- (viii) All operating accounts, the loan funds, all escrows, reserves and any other monies on deposit with or for the benefit of Secured Party, including deposits for the payment of real estate taxes and insurance, maintenance and leasing reserves, and any cash collateral accounts, clearing house accounts, operating accounts, bank accounts of Debtor or any other Deposit Accounts of Debtor.

Capitalized words and phrases used herein and not otherwise defined herein shall have the respective meanings assigned to such terms in either: (i) Article 9 of the Uniform Commercial Code as in force in Illinois at the time the financing statement was filed by the Secured Party, 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.