

# UNOFFICIAL COPY

4065

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY



0727433134

Doc#: 0727433134 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/01/2007 01:29 PM Pg: 1 of 4

A. NAME & PHONE OF CONTACT AT FILER [optional]  
**JASON WELCH (630) 570-4969**

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

**THE LEADERS BANK  
 2001 YORK ROAD, SUITE 150  
 OAK BROOK, ILLINIS 60523  
 ATTN: JASON WELCH, VICE PRESIDENT**

835-9890 - D2 MS

THE ABOVE INFORMATION 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 <b>CHIGAL UNION, L.P.</b>						
OR	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS <b>2216 W. NORTH AVE.</b>			CITY <b>CHICAGO</b>	STATE <b>IL</b>	POSTAL CODE <b>60647</b>	COUNTRY <b>USA</b>
1d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION <b>LTD. PARTNSHIP</b>	1f. JURISDICTION OF ORGANIZATION <b>ILLINOIS</b>	1g. ORGANIZATIONAL ID #, if any <b>C022493</b> <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 <b>THE LEADERS BANK</b>						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS <b>2001 YORK ROAD, SUITE 150</b>			CITY <b>OAK BROOK</b>	STATE <b>IL</b>	POSTAL CODE <b>60523</b>	COUNTRY <b>USA</b>

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

SEE ATTACHED EXHIBIT A FOR A DESCRIPTION OF THE COLLATERAL LOCATED ON THE REAL ESTATE LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT B AND COMMONLY KNOWN AS 449-467 NORTH UNION AVENUE, CHICAGO, ILLINOIS 60610.

46C

Box 400-CTCC

5. ALTERNATIVE DESIGNATION (if applicable):	<input type="checkbox"/> LESSEE/LESSOR	<input type="checkbox"/> CONSIGNEE/CONSIGNOR	<input type="checkbox"/> BAILEE/BAILOR	<input type="checkbox"/> SELLER/BUYER	<input type="checkbox"/> AG. LIEN	<input type="checkbox"/> 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) (OPTIONAL FEE)		<input type="checkbox"/> All Debtors	<input type="checkbox"/> Debtor 1	<input type="checkbox"/> Debtor 2	
8. OPTIONAL FILER REFERENCE DATA						

# UNOFFICIAL COPY

## EXHIBIT "A"

**Debtor:** CHIGAL UNION, L.P., an Illinois limited partnership

**Secured Party:** THE LEADERS BANK, an Illinois banking corporation

---

Debtor has granted to Secured Party a security interest in the property owned by Debtor and described as follows:

(a) All personal property of every nature whatsoever now or hereafter owned by Debtor and on, or used in connection with the real estate legally described on **Exhibit "B"** hereto (the "**Real Estate**") or the improvements thereon, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements thereof and all of the right, title and interest of Debtor in and to any such personal property together with the benefit of any deposits or payments now or hereafter made on such personal property by Debtor or on its behalf;

(b) Any and all rents, revenues, issues, profits, proceeds, income, royalties, accounts, accounts receivable, escrows, reserves, impounds, security deposits and other rights to monies now owned or hereafter acquired and arising from or out of the Real Estate and/or the businesses and operations conducted by Debtor thereon;

(c) All fixtures and articles of personal property now or hereafter owned by Debtor and forming a part of or used in connection with the Real Estate or the improvements thereon, including, but without limitation, any and all air conditioners, antennae, appliances, apparatus, awnings, basins, bathtubs, bidets, boilers, bookcases, cabinets, carpets, coolers, curtains, dehumidifiers, disposals, doors, drapes, dryers, ducts, dynamos, elevators, engines, equipment, escalators, exercise equipment, fans, fittings, floor coverings, furnaces, furnishings, furniture, hardware, heaters, humidifiers, incinerators, lighting, machinery, motors, ovens, pipes, plumbing, pumps, radiators, ranges, recreational facilities, refrigerators, screens, security systems, shades, shelving, sinks, sprinklers, stokers, stoves, toilets, ventilators, wall coverings, washers, windows, window coverings, wiring, and all renewals or replacements thereof or articles in substitution therefor;

(d) All proceeds of the foregoing, including, without limitation, all judgments, awards of damages and settlements hereafter made resulting from condemnation proceeds or the taking of the Real Estate or improvements thereon or any portion thereof under the power of eminent domain, any proceeds of any policies of insurance, maintained with respect to the Real Estate or improvements thereon or proceeds of any sale, option or contract to sell the Real Estate or improvements thereon or any portion thereof;

(e) Any and all other personal property of any kind, nature or description, whether tangible or intangible, (including without limitation, any and all goods, contract rights, franchises, licenses, permits, chattel paper, money, deposit accounts, documents,

# UNOFFICIAL COPY

instruments and general intangibles) of Debtor relating to or used in connection with the operation or maintenance of the Real Estate, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire any right, title or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise);

(f) Any and all additions and accessories to all of the foregoing and any and all proceeds (including proceeds of insurance, eminent domain or other governmental takings and tort claims), renewals, replacements and substitutions of all of the foregoing; and

(g) All of the books and records pertaining to the foregoing.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "B"

### LEGAL DESCRIPTION OF THE REAL ESTATE

#### **PARCEL 1:**

THE NORTH 1/2 OF LOT 14 IN BLOCK 71 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### **PARCEL 2:**

THE SOUTH 1/2 OF LOT 14 IN BLOCK 71 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### **PARCEL 3:**

A PARCEL OF LAND BEING A PART OF LOTS 10, 11 AND 12 IN BLOCK 71 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO, SAID ADDITION BEING IN THAT PART OF THE WEST HALF OF THE NORTH-WEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST, OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIVER, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE EAST LINE OF NORTH UNION STREET, SAID POINT BEING NORTH-WESTERLY CORNER OF SAID LOT 10, THENCE SOUTH ALONG SAID EAST LINE OF NORTH-UNION STREET, 120.33 FEET TO THE SOUTH-WESTERLY CORNER OF SAID LOT 12; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 111.4 FEET TO A POINT DISTANT 3 FEET, MEASURED AT RIGHT ANGLES, FROM THE FACE OF SAID FIRST PARTY'S CONCRETE RETAINING WALL; THENCE NORTH-WESTERLY PARALLEL WITH FACE OF SAID RETAINING WALL; TO A POINT IN THE NORTH LINE OF THE AFORESAID LOT 10, DISTANCE 4.2 FEET TO THE PLACE OF BEGINNING,

ALSO,

ALL OF LOT 13 IN BLOCK 71 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST HALF OF THE NORTH-WEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

#### **PROPERTY ADDRESS OF REAL ESTATE:**

449-457 North Union Avenue  
Chicago, Illinois 60610

#### **PERMANENT TAX IDENTIFICATION NUMBER:**

17-09-106-025  
17-09-106-022  
17-09-106-005  
17-09-106-004