

# UNOFFICIAL COPY



0734409049

Doc#: 0734409049 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/10/2007 11:32 AM Pg: 1 of 9

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] <b>JOY LEVANDOWSKI</b> <b>585/238-2000</b>	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) <b>PHILLIPS LYTLE LLP</b> <b>1400 FIRST FEDERAL PLAZA</b> <b>ROCHESTER, NEW YORK 14614</b> <b>ATTN: THOMAS R. BURNS, ESQ.</b>	

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 <b>LEGENDS C-2, LLC</b>				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS <b>322 SOUTH GREEN STREET, SUITE 212</b> <b>CHICAGO</b>				
CITY		STATE	POSTAL CODE	COUNTRY
		<b>IL</b>	<b>60607</b>	<b>USA</b>
1d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION <b>LLC</b>	1f. JURISDICTION OF ORGANIZATION <b>ILLINOIS</b>	1g. ORGANIZATIONAL ID #, if any <b>IL 02028026</b> <input type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one del. or 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>JPMORGAN CHASE BANK, N.A.</b>				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS <b>999 BROAD STREET</b> <b>BRIDGEPORT</b>				
CITY		STATE	POSTAL CODE	COUNTRY
		<b>CT</b>	<b>06601</b>	<b>USA</b>

4. This FINANCING STATEMENT covers the following collateral:

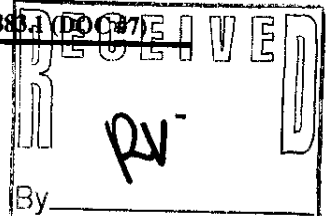
SEE RIDER A ATTACHED HERETO.

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. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (or 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)		<input type="checkbox"/> All Debtors <input type="checkbox"/> Debtor 1 <input type="checkbox"/> Debtor 2			

COOK COUNTY, IL - CHASE/LEGENDS (MORTGAGE)

1318851 (DOC#7)

FILING OFFICE COPY — UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/02)  
NYUCC1PNAT - 12/10/2002 CT System Online



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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 <b>LEGENDS C-2, LLC</b>		
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. <b>SEE INSTRUCTIONS</b>	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:

**LEGENDS SOUTH PHASE C-2 PROJECT, 4.73± ACRES BOUNDED BY S. STATE STREET, E. PERSHING ROAD, S. PRAIRIE AVENUE AND E. 43RD STREET, CITY OF CHICAGO, COOK COUNTY, ILLINOIS, AS MORE PARTICULARLY DESCRIBED ON RIDER B ATTACHED HERETO.**

**TAX MAP NOS.: SEE RIDER B ATTACHED HERETO.**

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

**CHICAGO HOUSING AUTHORITY  
60 EAST VAN BUREN  
CHICAGO, IL 60605**

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

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (REV. 05/22/02)

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RIDER A  
TO UCC-1 FINANCING STATEMENT  
(DESCRIPTION OF COLLATERAL)

DEBTOR: LEGENDS C-2, LLC  
SECURED PARTY: JPMORGAN CHASE BANK, N.A.

THIS FINANCING STATEMENT COVERS THE FOLLOWING COLLATERAL:

ALL RIGHT, TITLE AND INTEREST OF THE DEBTOR NOW OWNED, OR HEREAFTER ACQUIRED, IN AND TO THE FOLLOWING PROPERTY, RIGHTS AND INTERESTS (SUCH PROPERTY, RIGHTS AND INTERESTS BEING HEREINAFTER COLLECTIVELY REFERRED TO AS THE "**MORTGAGED PROPERTY**");

(A) THE REAL PROPERTY MORE PARTICULARLY DESCRIBED ON RIDER B ATTACHED HERETO (THE "**PREMISES**");

(B) ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER LOCATED ON THE PREMISES (THE "**IMPROVEMENTS**");

(C) THAT CERTAIN GROUND LEASE DATED AS OF DECEMBER 1, 2007 BETWEEN THE CHICAGO HOUSING AUTHORITY AND THE DEBTOR (THE "**MORTGAGED LEASE**") AND THE LEASEHOLD ESTATE CREATED THEREUNDER;

(D) ALL MODIFICATIONS, EXTENSIONS OR RENEWALS OF THE MORTGAGED LEASE AND ALL CREDITS, DEPOSITS, OPTIONS, PURCHASE OPTIONS, PRIVILEGES AND RIGHTS OF A MORTGAGOR UNDER THE MORTGAGED LEASE, INCLUDING BUT NOT LIMITED TO, THE RIGHT, IF ANY, TO RENEW OR EXTEND THE MORTGAGED LEASE FOR A SUCCEEDING TERM OR TERMS, OR TO ACQUIRE FEE TITLE TO OR OTHER INTEREST IN ALL OR ANY PORTION OF THE PREMISES OR THE IMPROVEMENTS;

(E) ALL OF THE DEBTOR'S RIGHTS AND REMEDIES AT ANY TIME ARISING UNDER OR PURSUANT TO SECTION 365(H) OF THE BANKRUPTCY CODE, 11 U.S.C. § 101 ET SEQ. INCLUDING AND NOT BY WAY OF LIMITATION, ALL OF DEBTOR'S RIGHT THEREUNDER TO REMAIN IN POSSESSION OF THE PREMISES AND IMPROVEMENTS;

(F) ALL OF THE ESTATE, RIGHT, TITLE, CLAIM OR DEMAND OF ANY NATURE WHATSOEVER OF THE DEBTOR, EITHER IN LAW OR IN EQUITY, IN POSSESSION OR EXPECTANCY, IN AND TO THE MORTGAGED PROPERTY OR ANY PART THEREOF;

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(G) ALL EASEMENTS, RIGHTS-OF-WAY, GORES OF LAND, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, WATERS, WATER COURSES, WATER RIGHTS AND POWERS, MINERAL RIGHTS, AND ALL ESTATES, RIGHTS, TITLES, INTERESTS, PRIVILEGES, LIBERTIES, TENEMENTS, HEREDITAMENTS, AND APPURTENANCES OF ANY NATURE WHATSOEVER, IN ANY WAY BELONGING, RELATING OR PERTAINING TO THE MORTGAGED PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY AND ALL DEVELOPMENT RIGHTS, AIR RIGHTS OR SIMILAR OR COMPARABLE RIGHTS OF ANY NATURE WHATSOEVER NOW OR HEREAFTER APPURTENANT TO THE PREMISES OR NOW OR HEREAFTER TRANSFERRED TO THE PREMISES) AND ALL LAND LYING IN THE BED OF ANY STREET, ROAD OR AVENUE, OPENED OR PROPOSED, IN FRONT OF OR ADJOINING THE PREMISES TO THE CENTER LINE THEREOF;

(H) ALL MACHINERY, APPARATUS, EQUIPMENT, FITTINGS, FIXTURES AND OTHER PROPERTY OF EVERY KIND AND NATURE WHATSOEVER AND ALL ADDITIONS THERETO AND RENEWALS AND REPLACEMENTS THEREOF, AND ALL SUBSTITUTIONS THEREFOR NOW OWNED OR HEREAFTER ACQUIRED BY THE DEBTOR, OR IN WHICH THE DEBTOR HAS OR SHALL HAVE AN INTEREST, NOW OR HEREAFTER LOCATED UPON OR IN, OR ATTACHED TO, ANY PORTION OF THE MORTGAGED PROPERTY, OR APPURTENANCES THERETO, AND USED OR USABLE IN CONNECTION WITH THE PRESENT OR FUTURE OPERATION AND OCCUPANCY OF THE MORTGAGED PROPERTY AND ALL BUILDING EQUIPMENT, MATERIALS AND SUPPLIES OF ANY NATURE WHATSOEVER OWNED BY THE DEBTOR, OR IN WHICH THE DEBTOR HAS OR SHALL HAVE AN INTEREST, NOW OR HEREAFTER LOCATED UPON THE MORTGAGED PROPERTY AND WHETHER STORED AT THE MORTGAGE PROPERTY OR OFF-SITE (COLLECTIVELY, THE "EQUIPMENT"), AND THE RIGHT, TITLE AND INTEREST OF THE DEBTOR IN AND TO ANY OF THE EQUIPMENT WHICH MAY BE SUBJECT TO ANY SECURITY AGREEMENTS (AS DEFINED IN THE UNIFORM COMMERCIAL CODE);

(I) ALL AWARDS OR PAYMENTS, INCLUDING INTEREST THEREON, AND THE RIGHT TO RECEIVE THE SAME, WHICH MAY BE MADE WITH RESPECT TO THE MORTGAGED PROPERTY, WHETHER FROM THE EXERCISE OF THE RIGHT OF EMINENT DOMAIN (INCLUDING ANY TRANSFER MADE IN LIEU OF THE EXERCISE OF SAID RIGHT), OR FOR ANY OTHER INJURY TO OR DECREASE IN THE VALUE OF THE MORTGAGED PROPERTY;

(J) ALL LEASES AND OTHER AGREEMENTS AFFECTING THE USE OR OCCUPANCY OF THE MORTGAGED PROPERTY (OTHER THAN THE MORTGAGED LEASE) NOW OR HEREAFTER ENTERED INTO AND ALL GUARANTIES OF ANY OF THE FOREGOING (THE "LEASES") AND THE RIGHT TO RECEIVE AND APPLY THE RENTS, ISSUES AND PROFITS OF THE MORTGAGED PROPERTY (THE "RENTS") TO THE PAYMENT OF THE INDEBTEDNESS OWED TO THE SECURED PARTY;

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(K) ALL RIGHT, TITLE AND INTEREST OF THE DEBTOR IN AND TO (I) ALL CONTRACTS FROM TIME TO TIME EXECUTED BY THE DEBTOR OR ANY MANAGER OR AGENT ON ITS BEHALF RELATING TO THE OWNERSHIP, CONSTRUCTION, MAINTENANCE, REPAIR, OPERATION, OCCUPANCY, SALE OR FINANCING OF THE MORTGAGED PROPERTY OR ANY PART THEREOF AND ALL AGREEMENTS RELATING TO THE PURCHASE OR LEASE OF ANY PORTION OF THE MORTGAGED PROPERTY OR ANY PROPERTY WHICH IS ADJACENT OR PERIPHERAL TO THE MORTGAGED PROPERTY, TOGETHER WITH THE RIGHT TO EXERCISE SUCH OPTIONS AND ALL LEASES OF EQUIPMENT, (II) ALL CONSENTS, LICENSES, BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND OTHER GOVERNMENTAL APPROVALS RELATING TO CONSTRUCTION, COMPLETION, OCCUPANCY, USE OR OPERATION OF THE MORTGAGED PROPERTY OR ANY PART THEREOF, AND (III) ALL DRAWINGS, PLANS, SPECIFICATIONS AND SIMILAR OR RELATED ITEMS RELATING TO THE MORTGAGED PROPERTY;

(L) ALL TRADE NAMES, TRADE MARKS, LOGOS, COPYRIGHTS, GOOD WILL AND BOOKS AND RECORDS RELATING TO OR USED IN CONNECTION WITH THE OPERATION OF THE MORTGAGED PROPERTY OR ANY PART THEREOF; ALL GENERAL INTANGIBLES RELATED TO THE OPERATION OF THE MORTGAGED PROPERTY NOW EXISTING OR HEREAFTER ARISING;

(M) ALL ACCOUNTS AND REVENUES ARISING FROM THE OPERATION OF THE MORTGAGED PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) ANY RIGHT TO PAYMENT NOW EXISTING OR HEREAFTER ARISING FOR RENTAL OF SPACE OR FOR GOODS SOLD OR LEASED OR FOR SERVICES RENDERED, WHETHER OR NOT YET EARNED BY PERFORMANCE, ARISING FROM THE OPERATION OF THE MORTGAGED PROPERTY AND (II) ALL RIGHTS TO PAYMENT FROM ANY CONSUMER CREDIT-CHARGE CARD ORGANIZATION OR ENTITY, INCLUDING, WITHOUT LIMITATION, PAYMENTS ARISING FROM THE USE OF THE AMERICAN EXPRESS CARD, THE VISA CARD, THE CARTE BLANCHE CARD, THE MASTERCARD, THE DISCOVER CARD OR ANY OTHER CREDIT CARD, INCLUDING THOSE NOW EXISTING OR HEREAFTER CREATED, SUBSTITUTIONS THEREFOR, PROCEEDS THEREOF (WHETHER CASH OR NON-CASH, MOVABLE OR IMMOVABLE, TANGIBLE OR INTANGIBLE) RECEIVED UPON THE SALE, EXCHANGE, TRANSFER, COLLECTION OR OTHER DISPOSITION OR SUBSTITUTION THEREOF AND ANY AND ALL OF THE FOREGOING AND PROCEEDS THEREFROM;

(N) ALL PROCEEDS, BOTH CASH AND NON-CASH, OF THE FOREGOING;

(O) ALL PROCEEDS OF AND ANY UNEARNED PREMIUMS ON ANY INSURANCE POLICIES COVERING THE MORTGAGED PROPERTY, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO RECEIVE AND APPLY THE PROCEEDS OF

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ANY INSURANCE, JUDGMENTS, OR SETTLEMENTS MADE IN LIEU THEREOF, FOR DAMAGE TO THE MORTGAGED PROPERTY; AND

(P) THE RIGHT, IN THE NAME AND ON BEHALF OF THE DEBTOR, TO APPEAR IN AND DEFEND ANY ACTION OR PROCEEDING BROUGHT WITH RESPECT TO THE MORTGAGED PROPERTY AND TO COMMENCE ANY ACTION OR PROCEEDING TO PROTECT THE INTEREST OF THE MORTGAGEE IN THE MORTGAGED PROPERTY.

THIS UCC-1 FINANCING STATEMENT IS FILED IN CONNECTION WITH A CERTAIN MORTGAGE (LEASEHOLD) GIVEN BY THE DEBTOR TO SECURED PARTY (THE "MORTGAGE") COVERING THE LEASEHOLD ESTATE OF THE DEBTOR IN THE MORTGAGED PROPERTY AND INTENDED TO BE DULY RECORDED IN THE COOK COUNTY CLERK'S OFFICE.

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RIDER B  
TO UCC-1 FINANCING STATEMENT  
(DESCRIPTION OF PREMISES AND TAX PARCEL NOS.)

DEBTOR: LEGENDS C-2, LLC  
SECURED PARTY: JPMORGAN CHASE BANK, N.A.

Property of Cook County Clerk's Office



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## Legal Description Legends South Phase C-2 (overall)

### Parcel 1:

Leasehold estate created by Ground Lease dated as of December 1, 2007 between Chicago Housing Authority, an Illinois municipal corporation, landlord, and Legends C-2, LLC, an Illinois limited liability company, tenant, recorded contemporaneously herewith as document number 0734409049 demising and leasing for a term of 99 years expiring on November 30, 2106, the following described tracts of land, except the buildings and improvements thereon, to wit:

### **Tract 1:**

Lots 1 through 7, both inclusive, in Legends Wabash (a resubdivision of the south 40 feet of Lot 2 and Lots 3, 4, 5, 6, 7, and 8 (except that part taken for the widening of Wabash Avenue) in Block 10 of Pryor and Hopkins Subdivision of the West ½ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803070, in Cook County, Illinois.

#### PINs:

20-03-118-012	20-03-118-016	20-03-118-022
20-03-118-013	20-03-118-019	20-03-118-023
20-03-118-014	20-03-118-020	20-03-118-024
20-03-118-015	20-03-118-021	20-03-118-033

#### Commonly known as the following addresses, all in Chicago, Illinois:

4206 S. Wabash Ave.	4226 S. Wabash Ave.
4208 S. Wabash Ave.	4228 S. Wabash Ave.
4210 S. Wabash Ave.	4230 S. Wabash Ave.
4216 S. Wabash Ave.	4236 S. Wabash Ave.
4220 S. Wabash Ave.	

### **Tract 2:**

Lots 1 through 9, both inclusive, in Legends 4100 Prairie (a resubdivision of Lots 1 through 13, both inclusive, in Owner's Subdivision of Lots 13 through 24, both inclusive, in Andrew's Subdivision of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803069, in Cook County, Illinois.

#### PINs:

20-03-115-019	20-03-115-022	20-03-115-029
20-03-115-020	20-03-115-023	20-03-115-032
20-03-115-021	20-03-115-026	20-03-115-033
20-03-115-034		



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Commonly known as the following addresses, all in Chicago, Illinois:

223 E. 41st Street	4118 S. Prairie Ave.	4134 S. Prairie Ave.
225 E. 41st Street	4120 S. Prairie Ave.	4136 S. Prairie Ave.
4108 S. Prairie Ave.	4122 S. Prairie Ave.	4142 S. Prairie Ave.
4112 S. Prairie Ave.	4128 S. Prairie Ave.	4148 S. Prairie Ave.
4116 S. Prairie Ave.	4132 S. Prairie Ave.	

**Tract 3:**

Lots 1, 2, 3 and 4 in Legends Indiana (a resubdivision of Lots 1 through 5, both inclusive, in Block 1 of Pryor and Hopkins Subdivision of the West ½ of the Northwest ¼ of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803068, in Cook County, Illinois.

PINs:  
20-03-102-024  
20-03-102-025

Commonly known as the following addresses, all in Chicago, Illinois:

123 E. Pershing Road	3912 S. Indiana Ave.
125 E. Pershing Road	3916 S. Indiana Ave.
3908 S. Indiana Ave.	3920 S. Indiana Ave.

**Tract 4:**

Lot 1 in Legends 4200 Prairie (a resubdivision of Lot 5 (except the north 1 ¼ inches thereof), all of Lots 6 and 7 and the North ½ of Lot 8 in Broad's Subdivision of the West 2/3 of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois), according to the plat thereof, recorded November 14, 2007 as document number 0731803067, in Cook County, Illinois.

PINs:  
20-03-121-026  
20-03-121-040

Commonly known as the following addresses, all in Chicago, Illinois:

4220 S. Prairie Ave.	4228 S. Prairie Ave.
4222 S. Prairie Ave.	4230 S. Prairie Ave.
4224 S. Prairie Ave.	4232 S. Prairie Ave.
4226 S. Prairie Ave.	4234 S. Prairie Ave.

**Parcel 2:**

All buildings and improvements located, or to be located after the date of the aforesaid ground lease, on the leasehold estate hereinabove described as Parcel 1.