

# UNOFFICIAL COPY



0734409052

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

Doc#: 0734409052 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/10/2007 11:35 AM Pg: 1 of 5

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

JAY GILBERT, ESQ.  
KUTAK ROCK LLP  
ONE S. WACKER DR., SUITE 2050  
CHICAGO, IL 60606

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  
LEGENDS C-2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
666 DUNDEE ROAD, SUITE 1102 NORTHBROOK IL 60062 USA

1d. TAX ID # SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any  
LLC ILLINOIS 02028026  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  
CHICAGO HOUSING AUTHORITY

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
60 EAST VAN BUREN, 12TH FLOOR CHICAGO IL 60605 USA

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR A DESCRIPTION OF THE COLLATERAL WHICH IS LOATED ON THE REAL ESTATE DESCRIBED IN EXHIBIT A

4374876 11/21/07

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 FILER REFERENCE DATA  
ROBERT TAYLOR C-2 - COOK COUNTY RECORDER (HOPE VI LOAN)

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## Legal Description Legends South Phase C-2 (Hope VI Loan)

### 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, demising and leasing for a term of 99 years expiring on November 30, 2106, the following described tracts, 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.	4216 S. Wabash Ave.	4228 S. Wabash Ave.
4208 S. Wabash Ave.	4220 S. Wabash Ave.	4230 S. Wabash Ave.
4210 S. Wabash Ave.	4226 S. Wabash Ave.	4236 S. Wabash Ave.

#### **Tract 2:**

Lots 1, 2, and 4 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:**

20-03-115-021 (this number affects land and other property)	
20-03-115-022 (this number affects land and other property)	
20-03-115-019	20-03-115-029
20-03-115-020	20-03-115-033
20-03-115-023	20-03-115-034
20-03-115-026	

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

223 E. 41 <sup>st</sup> St.	4120 S. Prairie Ave.	4134 S. Prairie Ave.
225 E. 41 <sup>st</sup> St.	4122 S. Prairie Ave.	4136 S. Prairie Ave.
4108 S. Prairie Ave.	4128 S. Prairie Ave.	4142 S. Prairie Ave.
4112 S. Prairie Ave.	4132 S. Prairie Ave.	4148 S. Prairie Ave.

**Tract 3:**

Lots 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 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 0731803068, in Cook County, Illinois.

PINs:

20-03-102-024  
20-03-102-025 (this number affects the land and other property)

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

3916 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.

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## EXHIBIT B TO UCC FINANCING STATEMENT

### DESCRIPTION OF COLLATERAL

All of the following, if any, which may be located on, relate to, or be used in connection with, the acquisition, construction, maintenance, repair, ownership, management or operation of the Real Property (hereinafter defined) and Improvements (hereinafter defined), in which the Debtor has an interest now or hereafter existing or acquired:

(A) all of the Debtor's interest and rights as tenant under that certain Ground Lease described on Exhibit A, as the same may be amended, modified, and supplemented from time to time in accordance with its terms (the "Ground Lease"), demising the real estate more particularly described on Exhibit A together with all of the Debtor's interest in infrastructure improvements, parking, open spaces and common areas, easements, water rights, hereditaments, mineral rights and other rights and interests appurtenant thereto (the "Real Property");

(B) all buildings, structures and other improvements of every kind and description now or hereafter erected, situated or placed upon the Real Property, together with any fixtures or attachments now or hereafter owned by Debtor and located in or on, forming part of, attached to, used or intended to be used in connection with or incorporated in the Real Property, including all extensions, additions, betterments, renewals, substitutions and replacements of any of the foregoing (the "Improvements");

(C) any interests, estates or other claims of every name, kind or nature, both at law and in equity, which Debtor now has or may acquire in the Real Property, the Improvements, the Equipment (as hereinafter defined) or any of the property described in clauses (D), (E), (F), (G), (H) or (I) hereof;

(D) all of Debtor's interest and rights in and to that certain Regulatory and Operating Agreement between Debtor and Secured Party of even date (the "Regulatory and Operating Agreement"), together with all of Debtor's interest and rights as lessor in and to all leases, subleases and agreements, written or oral, now or hereafter entered into, affecting the Real Property, the Improvements, the Equipment or any part thereof, and all income, rents, rent subsidies (but only when received), issues, proceeds and profits accruing therefrom (provided that the assignment hereby made shall not diminish or impair the obligations of Debtor under the provisions of such leases, subleases or agreements, nor shall such obligations be imposed on Secured Party);

(E) all right, title and interest of Debtor in and to all fixtures, personal property of any kind or character now or hereafter attached to, contained in and used or useful in connection with the Real Property or the Improvements, together with all furniture, furnishings, apparatus, goods, systems, fixtures and other items of personal property of every kind and nature, now or hereafter located in, upon or affixed to the Real Property or the Improvements, or used or useful in connection with any present or future operation of the Real Property or the Improvements, including, but not limited to, all apparatus and equipment used to supply heat, gas, air conditioning, water, light, power, refrigeration, electricity, plumbing and ventilation, including all renewals, additions and accessories to and replacements of and substitutions for each and all of the foregoing, and all proceeds therefrom (the "Equipment");

(F) all of the estate, interest, right, title or other claim or demand which Debtor now has or may acquire with respect to (i) proceeds of insurance in effect with respect to the Real Property, the Improvements or the Equipment, and (ii) any and all awards, claims for damages, judgments, settlements and other compensation made for or consequent upon the taking by condemnation, eminent domain or any like proceeding of all or any portion of the Real Property, the Improvements or the Equipment;

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(G) all intangible personal property, accounts, licenses, permits, instruments, contract rights, and chattel paper of Debtor, including, but not limited to cash, accounts receivable, bank accounts, certificates of deposit, rights (if any) to amounts held in escrow, deposits, judgments, liens and causes of action, warranties and guarantees, relating to the Real Property, the Equipment or the Improvements or as otherwise required under the Loan Documents;

(H) all other property rights of Debtor of any kind or character related to all or any portion of the Real Property, the Improvements or the Equipment; and

(I) the proceeds from the sale, transfer, pledge or other disposition of any or all of the property described in the preceding clauses.

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