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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY



Doc#: 0735203012 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/18/2007 10:13 AM Pg: 1 of 4

A. NAME & PHONE OF CONTACT AT FILER (optional)
Phone: (800) 331-3282 Fax: (818) 662-4141
B. SEND ACKNOWLEDGEMENT TO: (Name and Address)
8694 IRWIN FRANCHISE
UCC Direct Services
P.O. Box 29071
Glendale, CA 91209-9071
12926879
LIL FIXTURE
File with: CC IL Cook+, IL

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
PRIDE RESTAURANTS LLC
1b. INDIVIDUAL'S LAST NAME
FIRST NAME MIDDLE NAME SUFFIX
1c. MAILING ADDRESS
7627 W. 95TH STREET
CITY HICKORY HILLS STATE IL POSTAL CODE 60457 COUNTRY USA
1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION LLC 1f. JURISDICTION OF ORGANIZATION IL 1g. ORGANIZATIONAL ID #, if any 02369869 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
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 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
IRWIN FRANCHISE CAPITAL CORPORATION
3b. INDIVIDUAL'S LAST NAME
FIRST NAME MIDDLE NAME SUFFIX
3c. MAILING ADDRESS
2700 WESTCHESTER AVENUE
CITY PURCHASE STATE NY POSTAL CODE 15077 COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

Parcel ID: 29-24-200-013-0000 See attached Schedule 1 & Exhibit A thereto. Loan #002-22332-100 SBA Loan #PLP 28470350-05 dp

5. ALTERNATIVE DESIGNATION (if applicable)
LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING
6. [X] This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum
7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (ADDITIONAL FEE)
8. OPTIONAL FILER REFERENCE DATA
All Debtors Debtor 1 Debtor 2

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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 PRIDE RESTAURANTS LLC		
OR		
9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS

12926879-IL-31

8694 IRWIN FRANCHISE

002-22332-100

PRIDE RESTAURANTS LLC

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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. SEE INSTRUCTION	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.

16. Additional collateral description:

14. Description of real estate:

Description: See attached Schedule 1 & Exhibit A thereto.
Loan #002-22332-100 SBA Loan #PLP 28470350-05 dp.
Parcel ID: 29-24-200-013-0000

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

Denny's Realty, LLC
203 E. Main Street, Spartanburg, South Carolina, 29319

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

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SCHEDULE 1

All of Debtor's presently owned and existing and hereafter acquired and arising (a) accounts, whether or not earned by performance; (b) inventory; (c) general intangibles; (d) fixtures now or hereafter located upon any part of the Property described on Exhibit "A", attached hereto and incorporated herein for all purposes (the "Land"), in which the Debtor (or the Debtor's successors or assigns) now has, or at any time hereafter acquires, an interest, and which are now, or at any time hereafter, either a part of the Land, or acquired or delivered to the Land for use or incorporation in construction of any improvements on the Land including, but not limited to: (i) building and construction materials and equipment; all plans, specifications and drawings for any improvements to be placed on the Land; all deposits (including tenant security deposits), funds, accounts, contract rights, instruments, documents, general intangibles (including trademarks, trade names and symbols used in connection with the land or the improvements thereon) and notes or chattel paper arising from or by virtue of any transactions related to the Land; all permits, licenses, franchises, certificates and other rights and privileges obtained in connection with the Land; all proceeds arising from or by virtue of the sale, lease or other disposition of any of the real or personal property described herein; all heating, lighting, refrigeration, plumbing, ventilation, incineration, water heating, transportation, communications, electrical and air conditioning systems and maintenance equipment; (ii) rentals, deposits and other sums as may become due Debtor as landlord under any leases, written or verbal, with respect to the Land or any improvements now or hereafter erected thereon; and (iii) deposits for taxes, insurance or otherwise, made under any deed of trust or other instrument securing payment of the indebtedness of Debtor to Secured Party; (e) equipment; (f) replacements, betterments, substitutions and renewals of, and additions to, any of the Collateral; (g) proceeds, including without limitation, condemnation or insurance proceeds, arising out of or with respect to the Collateral or the Land; and (h) all products of the Collateral.

Clerk's Office

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Pride

SBA Loan PLP 28470350-05

002-22332-100

EXHIBIT "A"

Legal Description - Cont.

Tract 2:

Lot A, in R.O.W. Subdivision, being a subdivision of part of Lot 2, in River Oaks West Unit Number 2, being a part of the Northeast 1/4 of Section 24, Township 36 North, Range 14, East of the Third Principal Meridian, according to a plat thereof recorded August 9, 1973, as document Number 22433855, all in Cook County, Illinois.

Parcel Identification No.: 29-24-200-013-0000

Property Address: 1380 Torrence Avenue
Calumet City, Illinois 60409

Record Owner: Denny's Realty, LLC
203 E. Main Street
Spartanburg, South Carolina 29319

EXHIBIT "A"

J:\ATC\9039\018\SECURITY AGR