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Doc#: 0735518047 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2007 12:05 PM Pg: 1 of 6

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Corporation Service Company
2711 Centerville Road, Suite 400
Wilmington, DE 19808

Anglo Irish Bank Corporation

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
230 WEST MONROE PT, LLC

OR
1b. INDIVIDUAL'S LAST NAME

1c. MAILING ADDRESS C/O GE ASSET MANAGEMENT,
3001 SUMMER STREET

CITY STAMFORD STATE CT POSTAL CODE 06904 COUNTRY USA

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION LLC 1f. JURISDICTION OF ORGANIZATION DE 1g. ORGANIZATIONAL ID #, if any 3463189 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

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
ANGLO IRISH BANK CORPORATION PLC, AS AGENT

OR
3b. INDIVIDUAL'S LAST NAME

3c. MAILING ADDRESS 71 SOUTH WACKER DRIVE,
SUITE 1840

CITY CHICAGO STATE IL POSTAL CODE 60606 COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

All assets of the Debtor, whether now owned or hereafter acquired, as more particularly set forth and described in that certain Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated as of December 20, 2007, granted by Debtor in favor of Secured Party and further described on Rider 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 (or record) in the REAL ESTATE RECORDS. Attach Addendum. If applicable. 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional) All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

543
DEC 2007
MCC
368173

V

UNOFFICIAL COPY**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			
230 WEST MONROE PT, LLC			
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

IL-Cook County

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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 INSTRUCTIONS	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

See Exhibit A attached hereto for a legal description.

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

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 Estate18. 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)

Corporation Service Company
2711 Centerville Rd., Ste. 400
Wilmington, DE 19808

UNOFFICIAL COPY

RIDER A

DEBTOR 230 WEST MONROE PT, LLC c/o GE Asset Management 3001 Summer Street Stamford, CT 06904	SECURED PARTY ANGLO IRISH BANK CORPORATION PLC, as Agent 71 South Wacker Drive, Suite 1840 Chicago, IL 60606
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Debtor is an organization

TYPE OF ORGANIZATION Limited Liability Company	JURISDICTION OF ORGANIZATION Delaware	ORGANIZATIONAL ID # 3463189
----------------------------------------------------------	-------------------------------------------------	---------------------------------------

The Debtor hereby grants to the Secured Party a continuing security interest in and to all and each of the following, whether singly or collectively, whether real property, personal property, or a combination thereof, whether now owned or now due or now existing, or in which the Debtor has an interest, or hereafter, at any time in the future, acquired, arising, or to become due, or in which the Debtor obtains an interest, and all proceeds, products, substitutions and accessions of or to any of the following (hereinafter, the "**Mortgaged Property**"):

A. **Real Estate.** The land more particularly described on Exhibit A which is annexed hereto and made a part hereof (hereinafter, the "**Land**") together with the improvements and other structures now or hereafter situated thereon (such improvements being sometimes called the "**Improvements**") commonly known as and numbered 230 W. Monroe Street, Chicago, Cook County, Illinois, together with all rights, privileges, tenements, hereditaments, appurtenances, easements, including, but not limited to, rights and easements for access and egress and utility connections, and other rights now or hereafter appurtenant thereto (hereinafter, the "**Real Estate**");

B. **Fixtures.** All real estate fixtures or items which by agreement of the parties may be deemed to be such fixtures, now or hereafter owned by Debtor, or in which Debtor has or hereafter obtains an interest, and now or hereafter located in or upon the Real Estate, or now or hereafter attached to, installed in, or used in connection with any of the Real Estate, including, but not limited to, any and all portable or sectional buildings, bathroom, plumbing, heating, lighting, refrigerating, ventilating and air-conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, furnaces, stoves, tanks, motors, sprinkler and fire detection and extinguishing systems, doorbell and alarm systems, window shades, screens, awnings, screen doors, storm and other detachable windows and doors, mantels, partitions, built-in cases, counters and other fixtures whether or not included in the foregoing enumeration (hereinafter, the "**Fixtures**");

C. **Additional Appurtenances.** All bridges, easements, rights of way, licenses, privileges, hereditaments, permits and appurtenances hereafter belonging to or enuring to the benefit of the Real Estate and all right, title and interest of Debtor in and to the land lying within any street or roadway adjoining any of the Real Estate and all right, title and interest of Debtor in and to any vacated or hereafter vacated streets or roads adjoining any of the Real Estate and any and all reversionary or remainder rights (hereinafter, the "**Additional Appurtenances**");

D. **Awards.** All of the right, title and interest of Debtor in and to any award or awards heretofore made or hereafter to be made by any municipal, county, state or federal authorities to the

UNOFFICIAL COPY**RIDER A**

DEBTOR 230 WEST MONROE PT, LLC c/o GE Asset Management 3001 Summer Street Stamford, CT 06904	SECURED PARTY ANGLO IRISH BANK CORPORATION PLC, as Agent 71 South Wacker Drive, Suite 1840 Chicago, IL 60606
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present or any subsequent owners of any of the Real Estate or the Land, or the Improvements, or the Fixtures, or the Additional Appurtenances, or the Leases or the Personal Property, including, without limitation, any award or awards, or settlements or payments, or other compensation hereafter made resulting from (x) condemnation proceedings or the taking of the Real Estate, or the Land, or the Improvements, or the Fixtures, or the Additional Appurtenances, or the Leases or the Personal Property, or any part thereof, under the power of eminent domain, or (y) the alteration of grade or the location or discontinuance of any street adjoining the Land or any portion thereof, or (z) any other injury to or decrease in value of the Mortgaged Property (hereinafter, the "**Awards**");

E. **Insurance Proceeds.** All proceeds paid for any damage or loss to all or any portion of the Real Estate, the Fixtures, the Additional Appurtenance, any other Personal Property or any other portion of the Mortgaged Property (hereinafter, "**Insurance Proceeds**");

F. **Leases.** All leases now or hereafter entered into of the Real Estate, or any portion thereof, and all rents, issues, profits, revenues, earnings and royalties therefrom, and all right, title and interest of Debtor thereunder, including, without limitation, all cash, letters of credit, or securities deposited thereunder to secure performance by the tenants or occupants of their obligations thereunder, whether such cash, letters of credit, or securities are to be held until the expiration of the terms of such leases or occupancy agreements or applied to one or more of the installments of rent coming due prior to the expiration of such terms including, without limitation, the right to receive and collect the rents thereunder and also including, without limitation, all obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property by Debtor or any operator or manager of the Real Estate (including, without limitation, from the rental of any office space), and all right, title and interest of Debtor thereunder (hereinafter, the "**Leases**");

G. **Proceeds.** All proceeds, products, replacements, additions, substitutions, renewals and accessions of such Property, including all Insurance Proceeds and all other proceeds within the meaning of that term as defined in the UCC (as hereinafter defined);

H. **Personal Property.** All tangible and intangible personal property now owned or at any time hereafter acquired by Debtor of every nature and description, and whether or not used in any way in connection with the Real Estate, the Fixtures, the Additional Appurtenances, or any other portion of the Mortgaged Property, including, without limitation express or implied upon the generality of the foregoing, all Equipment, Goods, Inventory, Fixtures, Accounts, Instruments, Documents and General

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Intangibles (as each such capitalized term is defined in the UCC) and further including, without any such limitation, the following whether or not included in the foregoing: materials; supplies; furnishings; chattel paper; money; bank accounts; security deposits; utility deposits; any insurance or tax reserves deposited with Secured Party; any cash collateral deposited with Secured Party; claims to rebates, refunds or abatements of real estate taxes or any other taxes; contract rights; plans and specifications; licenses, permits, approvals and other rights; the rights of Debtor under contracts with respect to the Real Estate or any other portion of the Mortgaged Property, or the Project; signs, brochures, advertising, the name by which the Mortgaged Property is known and any variation of the words thereof, and good will; copyrights, service marks, and all goodwill associated therewith; intercom and paging equipment, electric and electronic equipment, dictating equipment, private telephone systems, medical equipment, potted plants, heating, lighting and plumbing fixtures, fire prevention and extinguishing apparatus, fittings, apparatus, tools, machinery, engines, dynamos, motors, boilers, incinerators, and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Real Estate, or appurtenant thereto, or usable in connection with the present or future operation, enjoyment and occupancy of the Real Estate; the Insurance Proceeds, all Awards; all Leases; all books and records; and all proceeds, products, additions, accessions, substitutions and replacements to any one or more of the foregoing (collectively, the "**Personal Property**"); and

I. **After Acquired Property.** Any and all after-acquired right, title or interest of Debtor in and to any property of the types described in the preceding granting clauses.

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EXHIBIT A

DEBTOR 230 WEST MONROE PT, LLC c/o GE Asset Management 3001 Summer Street Stamford, CT 06904	SECURED PARTY ANGLO IRISH BANK CORPORATION PLC, as Agent 71 South Wacker Drive, Suite 1840 Chicago, IL 60606
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ALL OF LOT 7 AND ALL OF LOT 8 (EXCEPT THE WEST 40.00 FEET THEREOF TAKEN FOR WIDENING OF FRANKLIN STREET) IN BLOCK 94 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID PREMISES THE NORTH 9.00 FEET THEREOF TAKEN FOR ALLEY), IN COOK COUNTY, ILLINOIS.

PINS: 17-16-202-013
17-16-202-014

Property Address: 230 West Monroe Street, Chicago, Illinois

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