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Doc#: 0808860025 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2008 10:57 AM 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)

Robert Hayn, Esquire
c/o Teachers Insurance and Annuity
Association of America
730 Third Avenue
New York, New York 10017
TIAA AUTHORIZATION: AAA-4430

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
AMB INSTITUTIONAL ALLIANCE FUND III, L.P.

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

1c. MAILING ADDRESS
**C/O AMB PROPERTY CORPORATION
PIER ONE, BAY ONE**
CITY: **SAN FRANCISCO** STATE: **CA** POSTAL CODE: **94111** COUNTRY: **USA**

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION L.P. 1f. JURISDICTION OF ORGANIZATION DELAWARE 1g. ORGANIZATIONAL ID #, if any 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 ASSIGNORS/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA

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

3c. MAILING ADDRESS
730 THIRD AVENUE
CITY: **NEW YORK** STATE: **NY** POSTAL CODE: **10017** COUNTRY: **USA**

4. This FINANCING STATEMENT covers the following collateral:

SEE ANNEX I AND EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. THIS FINANCING STATEMENT COVERS FIXTURES AND GOODS THAT ARE OR BECOME FIXTURES.

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 FILE REFERENCE DATA
FILED WITH COOK COUNTY, ILLINOIS FIRST LIEN MORTGAGE

17497246

(3)

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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

AMB INSTITUTIONAL ALLIANCE FUND III, L.P.

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. TAX ID #: SSN OR EIN

ADD'L INFO RE ORGANIZATION DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR'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:

TAX IDENTIFICATION NUMBERS

08-25-202-006-0000

08-25-202-013-0000

08-25-202-014-0000

08-25-202-017-0000

08-25-202-018-0000

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 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 -- NATIONAL UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (REV. 07/29/98)

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ANNEX I
ATTACHED TO AND MADE A PART OF
UNIFORM COMMERCIAL CODE (“UCC”) FINANCING STATEMENT

DEBTOR

AMB INSTITUTIONAL ALLIANCE
FUND III, L.P.
c/o AMB Property Corporation
Pier One Bay One
San Francisco, California 94111

SECURED PARTY

TEACHERS INSURANCE AND
ANNUITY ASSOCIATION OF AMERICA
730 Third Avenue
New York, New York 10017

- (i) the land as described in Exhibit A attached hereto (the “Land”);
- (ii) all buildings and improvements located on the Land (the “Improvements”);
- (iii) all easements; rights of way or use, including any rights of ingress and egress; streets, roads, ways, sidewalks, alleys and passages; strips and gores; sewer rights; water, water rights, water courses, riparian rights and drainage rights; air rights and development rights; oil and mineral rights; and tenements, hereditaments and appurtenances, in each instance adjoining or otherwise appurtenant to or benefitting the Land or the Improvements;
- (iv) all General Intangibles (including Software) and Goods attached to, contained in or used exclusively in connection with the Land or the Improvements (excluding personal property owned by tenants);
- (v) all agreements, ground leases, grants of easements or rights-of-way, permits, declarations of covenants, conditions and restrictions, disposition and development agreements, planned unit development agreements, cooperative, condominium or similar ownership or conversion plans, management, leasing, brokerage or parking agreements or other material documents affecting Debtor or the Property, including the documents described on Exhibit C of the Mortgage (the “Property Documents”);
- (vi) all Inventory held for sale, lease or resale or furnished or to be furnished under contracts of service, or used or consumed in the ownership, use or operation of the Property, and all Documents of title evidencing any part of any of the foregoing;
- (vii) all Accounts, Documents, Goods, Instruments, money, Deposit Accounts, Chattel Paper, Letter-of-Credit Rights, Investment Property, General Intangibles and Supporting Obligations relating to the Property, including all deposits held from time to time by the Accumulations Depository to provide reserves for Taxes and Assessments together with interest thereon, if any (the “Accumulations”);
- (viii) all awards and other compensation paid after the date of this Mortgage for any Condemnation (the “Condemnation Awards”);

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(ix) all proceeds of and all unearned premiums on the Policies (the “Insurance Proceeds”);

(x) all licenses, certificates of occupancy, contracts, management agreements, operating agreements, operating covenants, franchise agreements, permits and variances relating to the Property;

(xi) all books, records and other information, wherever located, which are in Debtor’s possession, custody or control or to which Debtor is entitled at law or in equity and which are used exclusively with respect to the Property, including all computer hardware and software or other equipment used to record, store, manage, manipulate or access the information; and

(xii) all after-acquired title to or remainder or reversion in any of the property described in this Section; all proceeds (excluding, however, sales or other dispositions of Inventory in the ordinary course of the business of operating the Land or the Improvements), replacements, substitutions, products, accessions and increases, all additions, accessions and extensions to, improvements of any property described in this Section; and all additional lands, estates, interests, rights or other property acquired by Debtor after the date of the Mortgage for use in connection with the Land or the Improvements, all without the need for any additional mortgage, assignment, pledge or conveyance to Secured Party but Debtor will execute and deliver to Secured Party, upon Secured Party’s request, any documents reasonably requested by Secured Party to further evidence the foregoing.

Capitalized terms used but not otherwise defined herein shall have the meanings as set forth in the Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of February , 2008 between Debtor and Secured Party.

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THE WEST 680.02 FEET (AS MEASURED ON THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, 304 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 72 DEGREES 33 MINUTES 26 SECONDS EAST, 261.8 FEET TO A POINT; THENCE NORTH 70 DEGREES 35 MINUTES 24 SECONDS EAST, 83.4 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN BEING DESCRIBED; THENCE NORTH 72 DEGREES 33 MINUTES 26 SECONDS WEST 327.3 FEET TO A POINT; THENCE NORTH 69 DEGREES 59 MINUTES 00 SECONDS WEST 17.30 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TO A POINT 350.9 FEET NORTH (AS MEASURED ON SAID EAST LINE) OF THE INTERSECTION OF SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION AND THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 69 DEGREES 59 MINUTES WEST 245 FEET TO A POINT IN A LINE THAT HAS A BEARING OF NORTH 70 DEGREES 35 MINUTES 24 SECONDS EAST AND PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES 35 MINUTES 24 SECONDS WEST TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 08-25-202-006-0000
08-25-202-013-0000
08-25-202-014-0000
08-25-202-017-0000
08-25-202-018-0000

PROPERTY ADDRESS: 255 Wille Road, Des Plaines, Illinois