

# UNOFFICIAL COPY



0817531066

Doc#: 0817531066 Fee: \$56.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/23/2008 12:49 PM Pg: 1 of 11

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

BARRY GLAZER, ESQ.  
ROBBINS, SALOMON & PATT, LTD.  
25 E. WASHINGTON SUITE 1000  
CHICAGO, ILLINOIS 60602

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 RS RETAIL LLC					
OR	1b. INDIVIDUAL'S LAST NAME				
	FIRST NAME	MIDDLE NAME	SUFFIX		
1c. MAILING ADDRESS 350 W. HUBBARD STREET, STE 300		CITY CHICAGO	STATE IL	POSTAL CODE 60610	COUNTRY USA
1d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION ILLINOIS	1g. ORGANIZATIONAL ID #, if any 01069012	<input type="checkbox"/> 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. 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 AUSTIN BANK OF CHICAGO, AN ILLINOIS STATE BANKING ASSOCIATION					
OR	3b. INDIVIDUAL'S LAST NAME				
	FIRST NAME	MIDDLE NAME	SUFFIX		
3c. MAILING ADDRESS 5645 WEST LAKE STREET		CITY CHICAGO	STATE IL	POSTAL CODE 60644	COUNTRY USA

### 4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBITS A & B, ATTACHED HERETO.

5. ALTERNATIVE DESIGNATION [if applicable]:	<input type="checkbox"/> LESSEE/LESSOR	<input type="checkbox"/> CONSIGNEE/CONSIGNOR	<input type="checkbox"/> BAILEE/BAILOB	<input type="checkbox"/> SELLER/BUYER	<input type="checkbox"/> AG. LIEN	<input type="checkbox"/> NON-UCC FILING
6. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum	<input type="checkbox"/> (if applicable)	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [optional]	<input type="checkbox"/> (ADDITIONAL FEE)	<input type="checkbox"/> All Debtors	<input type="checkbox"/> Debtor 1	<input type="checkbox"/> Debtor 2

Box 334

11pgs

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MIL 100 No 8035  
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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

COMMON ADDRESSES: 1202, 1212, 1214, 1220, 1226 and 1230 West Taylor Street,  
Chicago, Illinois

PIN NUMBERS: 17-17-323-037-0000  
17-17-323-039-0000  
17-17-323-041-0000  
17-17-323-043-0000  
17-17-323-045-0000  
17-17-323-047-0000

Property of Cook County Clerk's Office

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PARCEL 1:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, AND ROOSEVELT SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AS LESSEE, DATED SEPTEMBER 1, 2004, WHICH LEASE WAS RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441023, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND AND THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE, FOR A TERM OF 99 YEARS BEGINNING SEPTEMBER 1, 2004 AND ENDING AUGUST 31, 2103.

(B) THE OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED AND LOCATED ON THE LAND AFTER THE DATE OF THE GROUND LEASE, ALL AS DEFINED IN SAID GROUND LEASE RECORDED AS DOCUMENT 0425441023.

(C) NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ESTATES AND INTERESTS DESCRIBED ABOVE AT PARAGRAPHS (A) AND (B) AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY ROOSEVELT SQUARE 1 LIMITED PARTNERSHIP DATED AS OF SEPTEMBER 1, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441029.

THE LAND:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.65 AND BENEATH ELEVATION 25.28 CITY OF CHICAGO DATUM:

PART OF LOT 14 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LING WITHIN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES, 58 MINUTES, 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.26 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 41 SECONDS EAST, A DISTANCE OF 1.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES, 01 MINUTES, 41 SECONDS EAST, A DISTANCE OF 53.87 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 32.35 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 0.14 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, AND ROOSEVELT SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AS LESSEE, DATED SEPTEMBER 1, 2004, WHICH LEASE WAS RECORDED SEPTEMBER 10,

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2004 AS DOCUMENT 0425441024, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND AND THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 2004 AND ENDING AUGUST 31, 2103.

(B) THE OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED AND LOCATED ON THE LAND AFTER THE DATE OF THE GROUND LEASE, ALL AS DEFINED IN SAID GROUND LEASE RECORDED AS DOCUMENT 0425441024.

(C) NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ESTATES AND INTERESTS DESCRIBED ABOVE AT PARAGRAPHS (A) AND (B) AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY ROOSEVELT SQUARE 1 LIMITED PARTNERSHIP DATED AS OF SEPTEMBER 1, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441028.

THE LAND:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.65 AND BENEATH ELEVATION 25.28 CITY OF CHICAGO DATUM:

PART OF LOT 13 DESIGNATED UPON FLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OR PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITHIN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.01 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS EAST A DISTANCE OF 1.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 53.87 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 4.86 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 32.35 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 16.52 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 0.14 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 12.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, AND ROOSEVELT SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AS LESSEE, DATED SEPTEMBER 1, 2004, WHICH LEASE WAS RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441025, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND AND THE IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 2004 AND ENDING AUGUST 31, 2103.

(B) THE OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED AND LOCATED ON THE LAND AFTER THE DATE OF THE GROUND LEASE, ALL AS DEFINED IN SAID GROUND LEASE RECORDED AS DOCUMENT 0425441025.

(C) NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ESTATES AND INTERESTS DESCRIBED ABOVE AT PARAGRAPHS (A) AND (B) AS DESCRIBED AND DEFINED IN THE DECLARATION OF

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COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY ROOSEVELT SQUARE 1 LIMITED PARTNERSHIP DATED AS OF SEPTEMBER 1, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441030.

THE LAND:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.55 AND BENEATH ELEVATION 25.18 CITY OF CHICAGO DATUM:

PART OF LOT 12 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITH THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.26 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 41 SECONDS EAST, A DISTANCE OF 1.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 01 MINUTE 41 SECONDS EAST, A DISTANCE OF 53.87 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 41 SECONDS WEST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 41 SECONDS WEST, A DISTANCE OF 22.35 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 41 SECONDS WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 41 SECONDS WEST, A DISTANCE OF 0.14 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, AND ROOSEVELT SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AS LESSEE, DATED SEPTEMBER 1, 2004, WHICH LEASE WAS RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441026, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND AND THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE, FOR A TERM OF 99 YEARS BEGINNING SEPTEMBER 1, 2004 AND ENDING AUGUST 31, 2103.

(B) THE OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED AND LOCATED ON THE LAND AFTER THE DATE OF THE GROUND LEASE, ALL AS DEFINED IN SAID GROUND LEASE RECORDED AS DOCUMENT 0425441026.

(C) NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ESTATES AND INTERESTS DESCRIBED ABOVE AT PARAGRAPHS (A) AND (B) AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY ROOSEVELT SQUARE 1 LIMITED PARTNERSHIP DATED AS OF SEPTEMBER 1, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441031.

THE LAND:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.40 AND BENEATH ELEVATION 25.03 CITY OF CHICAGO DATUM:

PART OF LOT 10 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITHIN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS

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FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.26 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 1.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 53.87 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 2.50 FEET; THENCE 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 32.35 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 0.14 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, AND ROOSEVELT SQUARE 1 LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AS LESSEE, DATED SEPTEMBER 1, 2004, WHICH LEASE WAS RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441027, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND AND THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE, FOR A TERM OF 99 YEARS BEGINNING SEPTEMBER 1, 2004 AND ENDING AUGUST 31, 2103.

(B) THE OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED AND LOCATED ON THE LAND AFTER THE DATE OF THE GROUND LEASE, ALL AS DEFINED IN SAID GROUND LEASE RECORDED AS DOCUMENT 0425441027.

(C) NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ESTATES AND INTERESTS DESCRIBED ABOVE AT PARAGRAPHS (A) AND (B) AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY ROOSEVELT SQUARE 1 LIMITED PARTNERSHIP DATED AS OF SEPTEMBER 1, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425441032.

THE LAND:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.50 AND BENEATH ELEVATION 26.83 CITY OF CHICAGO DATUM:

PART OF LOT 15 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SOUTH OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITHIN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 10.63 FEET TO A POINT; THENCE NORTH 45 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 3.67 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 44 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 5.10 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3.15 FEET AND A CENTRAL ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS (THE CHORD OF WHICH BEARS NORTH 44 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 6.29 FEET); THENCE NORTH 44 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 5.10 FEET TO A POINT; THENCE NORTH 45 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 2.00 FEET TO A POINT; THENCE SOUTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 0.18 FEET TO A POINT; THENCE NORTH 45 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 0.61 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 31.26 FEET TO A

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POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 11.46 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 2.99 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 29.17 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 12.01 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 6.18 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 2.47 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 8.58 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 2.47 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 38.95 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 57.67 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 82.93 FEET TO A POINT; THENCE SOUTH 45 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 0.61 FEET TO A POINT; THENCE SOUTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 0.18 FEET TO A POINT; THENCE SOUTH 45 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

## PARCEL 6:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, AND RS RETAIL ELEANOR LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED <DECEMBER 1, 2006, WHICH LEASE WAS RECORDED DECEMBER 21, 2006 AS DOCUMENT 0635516072, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND AND THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE, FOR A TERM OF 97 YEARS AND 5 MONTHS BEGINNING DECEMBER 1, 2006 AND ENDING APRIL 30, 2104.

(B) THE OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED AND LOCATED ON THE LAND AFTER THE DATE OF THE GROUND LEASE, ALL AS DEFINED IN SAID GROUND LEASE RECORDED AS DOCUMENT 0635516072.

(C) NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ESTATES AND INTERESTS DESCRIBED ABOVE AT PARAGRAPHS (A) AND (B) AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY RS HOMES I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED AS OF DECEMBER 1, 2006 AND RECORDED DECEMBER 21, 2006 AS DOCUMENT 0635516069.

## THE LAND:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.08 FEET AND BENEATH ELEVATION 26.58 FEET CITY OF CHICAGO DATUM:

PART OF LOT 9 OF PLAT 1 OF ROOSEVELT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST 1/2 OF THE SW4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 09 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 16.08 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 47 SECONDS WEST PERPENDICULAR TO SAID EAST LINE OF LOT 9, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 3.77 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 4.68 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 7.15 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 9.45 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 30.50 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 0.60 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10

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SECONDS WEST, A DISTANCE OF 0.60 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 8.57 FEET AND A CENTRAL ANGLE OF 38 DEGREES 16 MINUTES 40 SECONDS (THE CHORD OF WHICH BEARS NORTH 72 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 5.62 FEET); THENCE NORTH 43 DEGREES 13 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.55 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 21 SECONDS WEST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 43 DEGREES 13 MINUTES 39 SECONDS WEST, A DISTANCE OF 0.57 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 8.57 FEET AND A CENTRAL ANGLE OF 41 DEGREES 33 MINUTES 25 SECONDS (THE CHORD OF WHICH BEARS NORTH 21 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 6.08 FEET); THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 4.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 0.60 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 1.65 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 0.60 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 5.38 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 4.24 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 7.20 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 9.36 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 8.65 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 9.37 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 3.95 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.39 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 21.14 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 4.87 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 12.73 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 6.20 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 22.68 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 31.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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## EXHIBIT B

DEBTOR: RS RETAIL LLC, an Illinois limited liability company

SECURED PARTY: AUSTIN BANK OF CHICAGO, an Illinois state banking association

### DESCRIPTION OF COLLATERAL

All of the following property now or at any time hereafter owned by Debtor or in which the Debtor may now or at anytime hereafter have any interest or rights, together with all of Debtor's right, title and interest therein:

1. All fixtures, trade fixtures and personal property now or hereafter owned by Debtor and attached to or contained in and used or useful in connection with the Premises (as hereinafter defined) or any of the improvements now or hereafter located thereon, including without limitation any and all air conditioners, antennae, appliances, apparatus, awnings, basins, bathtubs, bidets, boilers, bookcases, cabinets, carpets, coolers, curtains, dehumidifiers, disposals, doors, drapes, dryers, ducts, dynamos, elevators, engines, equipment, escalators, fans, fittings, floor coverings, furnaces, furnishings, furniture, hardware, heaters, humidifiers, incinerators, kitchen equipment and utensils, lighting, machinery, motors, ovens, pipes, plumbing, pumps, radiators, ranges, recreational facilities, refrigerators, screens, security systems, shades, shelving, sinks, sprinklers, stokers, stoves, toilets, ventilators, wall coverings, washers, windows, window coverings, wiring, all renewals or replacements thereof or articles in substitution therefor, and all property owned by Debtor and now or hereafter used for similar purposes in the operation of the "Premises" (as described on Exhibit A hereto);

2. All right, title and interest of Debtor now or at any time hereafter existing, in and to all highways, roads, streets, allies and other public thoroughfares and all strips and gores adjoining or within the Premises or any part thereof;

3. Articles or parts now or hereafter affixed to the property described in Paragraph 1 of this Exhibit or used in connection with such property, any and all replacements for such property, and all other property of a similar type or used for similar purposes now or hereafter in or on the Premises or any of the improvements now or hereafter located thereon;

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4. All buildings, structures, improvements, plans of works and fixtures now or at any time hereafter located on the Premises and, without any further act, all extensions, additions, betterments, substitutions and replacements thereof;

5. Debtor's rights, title, and interest in all personal property used or to be used in connection with the operation of the Premises, including without limitation all goods, equipment and inventory located on the Premises or elsewhere, together with files, books of account, and other records, wherever located;

6. Debtor's rights, title, and interest in and to any and all contracts now or hereafter relating to the Premises executed by any architects, engineers, or contractors, including all amendments, supplements, and revisions thereof, together with all Debtor's rights and remedies thereunder and the benefit of all covenants and warranties thereon, and also together with all drawings, designs, estimates, layouts, surveys, plats, plans, specifications and test results prepared by any architect, engineer, or contractor, including any amendments, supplements, and revisions thereof and the right to use and enjoy the same, as well as all building permits, environmental permits, approvals and licenses, other governmental or administrative permits, licenses, agreements and rights relating to construction on the Premises;

7. Debtor's right, title, and interest in and to any and all contracts now or hereafter relating to the operation of the Premises, including, without limitation, all management and other service contracts, certificates of need, the books and records, and the right to appropriate and use any and all trade names used or to be used in connection with such business;

8. All rights, privileges, permits, licenses, easements, consents, tenements, hereditaments, and appurtenances now or at any time hereafter belonging to or in any way appertaining to the Premises or to any property now or at any time hereafter comprising a part of the property subject to Debtor's mortgage to Secured Party; all right, title and interest of Debtor, whether nor or at any time hereafter existing, and all reversions and remainder to the Premises and such other property;

9. Debtor's right, title, and interest in the rents, income, issues, royalties, revenues, deposits (including security deposits and utility deposits), and profits in connection with all leases, contracts, and other agreements made or agreed to by any person or entity with any person or entity pertaining to all or any part of the Premises, whether such agreements have been heretofore or are hereafter made;

10. Debtor's right, title, and interest in all sale contracts, earnest money deposits, proceeds of sale contracts, accounts receivable, credit card receivables, lottery winnings and general intangibles relating to the Premises.

11. All rights in and proceeds from all fire and hazard, loss-of-income, and other non-liability insurance policies now or hereafter covering improvements now hereafter located on the

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Premises or described in the mortgage securing the Premises, the use or occupancy thereof, or the business conducted thereon;

12. Any and all proceeds of the conversion, whether voluntary or involuntary, of all or any part of the Premises and other property and interests subject to the deed of trust from Debtor to Secured Party into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards;

13. All building materials and goods owned by Debtor which are procured or to be procured for use in or in connection with the Premises for the construction of additional premises, whether or not such materials and goods have been delivered to the Premises;

14. All judgments, insurance proceeds, awards of damages and settlements which may result from any damage to the Premises or any part thereof or to any rights appurtenant thereto; and

15. All proceeds from the sale, transfer, or pledge of any or all of the foregoing property, and any and all after acquired right, title or interest in and to any of the property described in this Exhibit B.