

UNOFFICIAL COPY

This STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code.

Debtor(s) (Last Name First) and address
1309 West Washington Corp.
1304 West Washington
Chicago, Illinois 60607

Secured Party(ies) and address(es)
St. Paul Federal Bank
for Savings
4350 West Lincoln Highway
Matteson, Illinois 60443

(Date, Time, Number, and filing fee)
08185859
8715/0070 21 001 Page 1 of 4
1998-12-30 13:23:36
Cook County Recorder 27.50

1. This financing statement covers the following types (or items) of property:
See Rider A attached hereto.

2. ~~It is not intended to secure the advance described herein or any other advance or to perfect or protect any other security interest.~~
~~See Rider A attached hereto.~~

3. (If applicable) The above goods are to become fixtures on ~~the above described real property or other real property of the debtor or secured party or on the real estate of the debtor or secured party or on the real estate of the debtor or secured party or on the real estate of the debtor or secured party.~~
~~See Exhibit A attached hereto.~~
and this financing statement is to be filed in the real estate records. (If the debtor does not have an interest of record)
The name of a record owner is

ASSIGNEE OF SECURED PARTY

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4. Products of Collateral are also covered.

3 Additional sheets presented.
 Filed with Recorder's Office of Cook County, Illinois.

1309 WEST WASHINGTON CORP.
By: [Signature]
Signature of (Debtor)
(Secured Party)*

Filing Officer Copy - Alphabetical

*Signature of Debtor Required in Most Cases:
Signature of Secured Party in Cases Covered By UCC §9-402 (2).

This form of financing statement is approved by the Secretary of State.

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1998-12-30 13:33:33

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08182829

1998-12-30 13:33:33

03:17

Property of Cook County Clerk's Office

Signature of [Name]
Signature of [Name]
Signature of [Name]

Rider A to Financing Statement²

Debtor: 1309 West Washington Corp.
1304 West Washington
Chicago, Illinois 60607

Secured

Party: St. Paul Federal Bank For Savings
4350 Lincoln Highway
Matteson, Illinois 60443
Attn: Eva Kaplan

Collateral. For purposes of this Financing Statement, the term "Collateral" means and includes all of the following now or hereafter owned by Debtor or in which Debtor may now or at anytime hereafter have any interest or rights:

(a) Improvements and Fixtures. All buildings, structures, replacements, furnishings, fixtures, fittings and other improvements and property of every kind and character now or hereafter located or erected on the real estate described on Exhibit A attached hereto (together with all easements, rights, hereditaments and any other rights appertaining to such real estate collectively referred to herein as the "Real Estate"), together with all building or construction materials, equipment, appliances, machinery, plant equipment, fittings, apparatus, fixtures and other articles of any kind or nature whatsoever now or hereafter found on, affixed to or attached to the Real Estate, including (without limitation) all motors, boilers, engines and devices for the operation of pumps, and all heating, electrical, lighting, power, plumbing, air conditioning, refrigeration and ventilation equipment (all of the foregoing is referred to collectively as the "Improvements");

(B) Personalty. All building materials, goods, construction materials, appliances (including stoves, refrigerators, water fountains and coolers, fans, heaters, incinerators, compactors, dishwashers, clothes washers and dryers, water heaters and similar equipment), supplies, blinds, window shades, carpeting, floor coverings, elevators, office equipment, growing plants, fire sprinklers and alarms, control devices, equipment (including motor vehicles and all window cleaning, building cleaning, swimming pool, recreational, monitoring, garbage, air conditioning, pest control and other equipment), tools, furnishings, furniture, light fixtures, non-structural additions to the Real Estate, and all other tangible property of any kind or character now or hereafter owned by Debtor and used or useful in connection with the Real Estate, any construction undertaken on the Real Estate, any trade, business or other activity (whether or not engaged in for profit) for which the Real Estate is used, the maintenance of the Real Estate for the convenience of any guests, tenants, licensees or invitees of Debtor, all regardless of whether located on the Real Estate or located elsewhere for purposes of fabrication, storage or otherwise including (without limitation) all rights under and to any escrow account(s) established and maintained pursuant hereto and/or pursuant to any Related Agreement, it being understood that the enumeration of any specific articles of property shall in no way exclude or be held to exclude

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After recording, mail to:

Mark Spehr
St. Paul Federal Bank
4350 Lincoln Highway
Matteson, Illinois 60443



Return To: 1385320-2
Lexis Document Services
135 South LaSalle Street
Suite 2260
Chicago, IL 60603

any items of property not specifically mentioned (all of the foregoing is referred to collectively as the "**Personalty**");

(C) Intangibles. All goodwill, trademarks, trade names, option rights, purchase contracts, books and records and general intangibles of Debtor relating to the Real Estate, the Improvements and/or the Personalty and all accounts (including without limitation accounts receivable, all escrows or accounts formed for the payment of real estate taxes and/or insurance premiums and the Impound Account (as such term is defined in the mortgage on the Real Estate given by Debtor to Secured Party)), contract rights (including without limitation all rights as seller or borrower under an contract, understanding or arrangement for the sale or borrowing on the security of the Collateral or any part thereof), instruments, chattel paper, choses in action, judgments, insurance proceeds, awards of damages and settlements of any kind or nature which may in any way result from or relate to all of any portion of the Collateral, all compensation, awards, and claims or on account of any damage or taking, pursuant to the power of eminent domain, of the Collateral or any part thereof or on account of the alteration of the grade of any street or highway on or about the Real Estate, and all other rights of Debtor for payment of money, for property sold or lent, for services rendered, for money lent, or for advances or deposits made, and any other intangible property of Debtor related to the Real Estate, the Improvements and/or the Personalty (all of the foregoing is referred to collectively as the "**Intangibles**");

(D) Leases and Rents. All (i) rights of Debtor under all leases, licenses, occupancy agreements, concessions or other arrangements, whether written or oral, whether now existing or entered into at any time hereafter (all of the foregoing is referred to collectively as the "**Leases**"), whereby any person agrees to pay money or any consideration for the use, possession or occupancy of, or any estate in, the Collateral or any part thereof; and (ii) rents, issues, income, profits, royalties, security deposits, benefits, avails, advantages and claims derived, possessed or owned by Debtor directly or indirectly from such leases and/or the Real Estate, the Improvements, the Personalty and/or the Intangibles (all of the foregoing is referred to collectively as the "**Rents**");

(E) Construction Documents. All rights of Debtor to plans and specifications, designs, drawings and other matters prepared for any construction on the Real Estate and all rights of Debtor under any contracts executed by Debtor as owner with any provider of goods or services for or in connection with any construction undertaken on, or services performed or to be performed in connection with, the Real Estate or the Improvements, including any architect's contract (all of the foregoing is referred to collectively as the "**Construction Documents**");

(F) Proceeds. All proceeds, products, replacements, additions, substitutions, renewals and accessions of and to the Real Estate, Improvements, Personalty, Intangibles, Leases, Rents or Construction Documents; and

(G) Other Property. All other property or rights of Debtor of any kind or character related to the Real Estate, the Improvements, the Personalty or the Intangibles.

EXHIBIT A

PIN: 17-08-336-037-0000

ADDRESS: 1301-1309 West Washington, Chicago, Illinois

LOTS 1 TO 8 (EXCEPT THAT PART THEREOF USED BY THE PUBLIC AS AN ALLEY) IN EASTMAN'S SUBDIVISION OF PART OF LOTS 7 AND 8 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Property of Cook County Clerk's Office