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Doc#: 0831022026 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2008 11:37 AM Pg: 1 of 3

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
Alan Kalas, ph 312-917-7229

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

**Mercantile Commercial Capital, LLC
Atty D. Yannucci
940 Centre Circle, Suite 3006
Altamonte Springs, FL 32714**

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

8-01-11 MLC / DEC
YANUSO 2/10

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
UFAC LEASING, LLC

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

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
520 GREGORY AVENUE WILMETTE IL 60091 USA

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any
Lim Liab Co State of Illinois 02700611 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 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
MERCANTILE COMMERCIAL CAPITAL, LLC

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
940 CENTRE CIRCLE, SUITE 3006 ALTAMONTE SPRINGS FL 32714 USA

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "A", ANNEXED

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) (OPTIONAL FEE) All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

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1/1/10

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EXHIBIT "A" TO FORM UCC-1

REAL PROPERTY: The real property described and set forth as follows:

*221 N Lasalle St #704
Chicago IL 60601
PA 19-09-419-001-000*

PARCEL 1:

LOTS 7M1, 7M2, 7M3, and 7M4 IN THE LASALLE-WACKER SUBDIVISION RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON SEPTEMBER 4, 2008 AS DOCUMENT NUMBER 0824816018, BEING A SUBDIVISION OF PART OF LOTS 3 AND 4 IN BLOCK 18 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND UPON THE COMMON PROPERTIES, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, MADE BY 221 NORTH LASALLE PARTNERS, LLC, DATED AUGUST 11, 2008 AND RECORDED SEPTEMBER 4, 2008 AS DOCUMENT NUMBER 0824816018, IN COOK COUNTY, ILLINOIS.

COLLATERAL: All the following described property:

1. That certain real property located in Cook County, Illinois, more particularly described in Exhibit "A" attached hereto, together with all of the easements, rights (including, but not limited to, timber, oil, mineral, gas, riparian, or littoral), privileges, franchises, and appurtenances thereunto belonging or in anywise appertaining (hereinafter referred to as the "Mortgaged Property") and all of the estate, right, title, interest, claim, and demand whatsoever of Debtor therein or thereto, either in law or in equity, in possession or in expectancy, now or hereafter acquired;
2. All structures, buildings, and improvements of every kind and description now or at any time hereafter located on the Mortgaged Property (hereinafter referred to as the "Improvements"), including all equipment, apparatus, machinery, fixtures, fittings, and appliances; and any additions to, substitutions for, changes in, or replacements of, the whole or any part thereof, including such of the foregoing as may be used in connection with the generating or distributing of air, water, heat, electricity, light, fuel, or refrigeration, or for ventilating or sanitary purposes or for the exclusion of vermin or insects, or for the removal of dust, refuse, or garbage, now or at any time hereafter affixed to, attached to, placed upon, or used in any way in connection with the use, enjoyment, occupancy, or operation of the Mortgaged Property or any portion thereof;
3. All articles of personal property and any additions to, substitutions for, changes in, or replacements of, the whole or any part thereof (hereinafter referred to as the "Personal Property"), including, without limitation, all wall-beds, wall safes, built-in furniture and installations, shelving, partitions, door-tops, vaults, elevators, dumb-waiters, awnings, window shades, Venetian blinds, light fixtures, fire hoses and brackets and boxes for the same, fire sprinklers, alarm systems, drapery rods and brackets, screens, linoleum, carpets, plumbing, laundry tubs and trays, iceboxes, refrigerators, heating units, stoves, ovens, water heaters, incinerators, furniture and furnishings, communication systems, elevators, all specifically designed installations and furnishings and all of said articles of property, the specific enumerations herein not excluding the general, now or at any time hereafter, affixed to, attached to, placed upon, or used, in any way in connection with the use, enjoyment, occupancy, or operation of the Mortgaged Property or the Improvements or any portion thereof and owned by Debtor in which Debtor now has or

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hereafter acquires an interest, and all building materials and equipment now or hereafter delivered to the Mortgaged Property and intended to be installed or placed in or about the Improvements; provided that nothing contained in this Paragraph 3 shall be construed to convert any real property to personal property for the purposes hereof;

4. All right, title, and interest of Debtor in and to all streets, roads, strips, or gores of land and public places, opened or proposed, and all easements and rights of way, public or private, tenements, hereditaments, rights, and appurtenances, now or hereafter used in connection with, belonging or appertaining to, the Mortgaged Property;
5. All of the rents, royalties, tenant leases, issues, profits, revenue, income, permits, or licenses of any nature used in connection with the Mortgaged Property and other benefits of the Mortgaged Property, or arising from the use or enjoyment of all or any portion thereof or from any lease or agreement pertaining thereto (the "Rents and Profits"), and all right, title, and interest of Debtor in and to all leases of the Mortgaged Property now or hereafter entered into, and all right, title, and interest of Debtor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether said cash or securities are to be held until the expiration of the terms of said leases or applied to one or more of the installments of rent coming due immediately prior to the expiration of said terms;
6. All of Debtor's right, title, and interest in and to any judgments, awards of damages, condemnation payments, and settlements, including interest thereon, and the right to receive the same, which may be made with respect to the Mortgaged Property as a result of the exercise of the right of eminent domain, the alteration of the side of any street, any other injury or a decrease in the value of the Mortgaged Property, or proceeds of insurance awards;
7. All deposits made with, or other security given to, utility companies by Debtor or any partner of Debtor with respect to the Mortgaged Property;
8. All of Debtor's rights relating to the Mortgaged Property or the operation thereof, or used in connection therewith, including, without limitation, the non-exclusive right to use trade names, service marks, and trademarks;
9. All rights to other permits, authorizations, and approvals granted the Debtor in regard to the Mortgaged Property, such as, but not limited to, all building permits, certificates of occupancy, etc.;
10. All rights of the Debtor to any contracts relating to the Mortgaged Property, such as, but not limited to, all contracts with any general contractors with regard to improvements to be constructed on the Mortgaged Property, engineer contracts, architects contracts, etc.;
11. All intangible rights of the Debtor regarding the Mortgaged Property, such as, but not limited to, all impact fee credits, sewer fee credits, sewer rights, and development rights, including, but not limited to, rights regarding concurrency and the right to develop;
12. All monies, accounts, balances, credits, deposits, collections, drafts, bills, notes, securities, and any other property of every kind and nature (whether tangible or intangible) now owned or hereafter acquired by the Debtor and at any time in the actual or constructive possession of (or in transit to) the Secured Party or its correspondents or agents in any capacity or for any purpose; and
13. All proceeds (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards.