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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

Doc#: 0911945127 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2009 03:17 PM Pg: 1 of 8

A. NAME & PHONE OF CONTACT AT FILER [optional]	
BETH BURRELL	585/238-2000
B. SEND ACKNOWLEDGMENT TO: (Name and Address)	
PHILLIPS LYTLE LLP 1400 FIRST FEDERAL PLAZA ROCHESTER, NEW YORK 14614 ATTN: VICTORIA L. GRADY, ESQ.	

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				
WHP-IIB, LLC				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
666 DUNDEE ROAD, SUITE 1102		NORTHBROOK	IL	60062
1d. SEE INSTRUCTIONS		1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL ID #, if any
ADD'L INFO RE ORGANIZATION DEBTOR		LTD LIABILITY CO. ILLINOIS	IL 01445634	<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
2d. SEE INSTRUCTIONS		2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any
ADD'L INFO RE ORGANIZATION DEBTOR				<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				
JPMORGAN CHASE BANK, N.A.				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
10 S. DEARBORN, 21ST FLOOR, IL1-0953		CHICAGO	IL	60603
				USA

4. This FINANCING STATEMENT covers the following collateral:

SEE RIDER A ATTACHED HERETO.

5. ALTERNATIVE DESIGNATION [if applicable]:		LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. [X] 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]		All Debtors Debtor 1 Debtor 2			
8. OPTIONAL FILER REFERENCE DATA							

COOK COUNTY, IL - CHASE/WHP-IIB Perm. (MORTGAGE)

#170599 (Doc. #5)

FILING OFFICE COPY — UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/02)

NYUCCIPNAT - 12/10/2002 C T System Online

28
N/A

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

WHP-IIB, LLC

OR

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY****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

☐ NONE**12. ☐ ADDITIONAL SECURED PARTY'S ☐ 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

WESTHAVEN PARK PHASE IIB PROJECT, CITY OF CHICAGO, COOK COUNTY, ILLINOIS, AS MORE PARTICULARLY DESCRIBED ON RIDER B ATTACHED HERETO.

TAX MAP NOS.: SEE RIDER B ATTACHED HERETO.

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

**CHICAGO HOUSING AUTHORITY
60 EAST VAN BUREN
CHICAGO, IL 60605**

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)**

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RIDER A

DEBTOR: WHP-IIB, LLC

SECURED PARTY: JPMORGAN CHASE BANK, N.A.

THIS FINANCING STATEMENT COVERS THE FOLLOWING TYPES (OR ITEMS) OF PROPERTY (THE "COLLATERAL PROPERTY"):

1. **IMPROVEMENTS.** THE BUILDINGS, STRUCTURES, IMPROVEMENTS, AND ALTERATIONS NOW CONSTRUCTED OR AT ANY TIME IN THE FUTURE CONSTRUCTED OR PLACED UPON THE LAND DESCRIBED IN RIDER B ATTACHED HERETO (THE "LAND"), INCLUDING ANY FUTURE REPLACEMENTS AND ADDITIONS (THE "IMPROVEMENTS");
2. **FIXTURES.** ALL PROPERTY WHICH IS SO ATTACHED TO THE LAND OR THE IMPROVEMENTS AS TO CONSTITUTE A FIXTURE UNDER APPLICABLE LAW, INCLUDING: MACHINERY, EQUIPMENT, ENGINES, BOILERS, INCINERATORS, INSTALLED BUILDING MATERIALS; SYSTEMS AND EQUIPMENT FOR THE PURPOSE OF SUPPLYING OR DISTRIBUTING HEATING, COOLING, ELECTRICITY, GAS, WATER, AIR, OR LIGHT; ANTENNAS, CABLE, WIRING AND CONDUITS USED IN CONNECTION WITH RADIO, TELEVISION, SECURITY, FIRE PREVENTION, OR FIRE DETECTION OR OTHERWISE USED TO CARRY ELECTRONIC SIGNALS; TELEPHONE SYSTEMS AND EQUIPMENT; ELEVATORS AND RELATED MACHINERY AND EQUIPMENT; FIRE DETECTION, PREVENTION AND EXTINGUISHING SYSTEMS AND APPARATUS; SECURITY AND ACCESS CONTROL SYSTEMS AND APPARATUS; PLUMBING SYSTEMS; WATER HEATERS, RANGES, STOVES, MICROWAVE OVENS, REFRIGERATORS, DISHWASHERS, GARBAGE DISPOSALS, WASHERS, DRYERS AND OTHER APPLIANCES; LIGHT FIXTURES, AWNINGS, STORM WINDOWS AND STORM DOORS; PICTURES, SCREENS, BLINDS, SHADES, CURTAINS AND CURTAIN RODS; MIRRORS; CABINETS, PANELING, RUGS AND FLOOR AND WALL COVERINGS; FENCES, TREES AND PLANTS; SWIMMING POOLS; AND EXERCISE EQUIPMENT (THE "FIXTURES");
3. **PERSONALTY.** ALL EQUIPMENT, INVENTORY, GENERAL INTANGIBLES WHICH ARE USED NOW OR IN THE FUTURE IN CONNECTION WITH THE OWNERSHIP, MANAGEMENT OR OPERATION OF THE LAND OR THE IMPROVEMENTS OR ARE LOCATED ON THE LAND OR IN THE IMPROVEMENTS, INCLUDING FURNITURE, FURNISHINGS, MACHINERY, BUILDING MATERIALS, APPLIANCES, GOODS, SUPPLIES, TOOLS, BOOKS, RECORDS (WHETHER IN WRITTEN OR ELECTRONIC FORM), COMPUTER EQUIPMENT (HARDWARE AND SOFTWARE) AND OTHER TANGIBLE PERSONAL PROPERTY (OTHER THAN FIXTURES) WHICH ARE USED NOW OR IN THE FUTURE IN CONNECTION WITH THE OWNERSHIP, MANAGEMENT OR

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OPERATION OF THE LAND OR THE IMPROVEMENTS OR ARE LOCATED ON THE LAND OR IN THE IMPROVEMENTS, AND ANY OPERATING AGREEMENTS RELATING TO THE LAND OR THE IMPROVEMENTS, AND ANY SURVEYS, PLANS AND SPECIFICATIONS AND CONTRACTS FOR ARCHITECTURAL, ENGINEERING AND CONSTRUCTION SERVICES RELATING TO THE LAND OR THE IMPROVEMENTS AND ALL OTHER INTANGIBLE PROPERTY AND RIGHTS RELATING TO THE OPERATION OF, OR USED IN CONNECTION WITH, THE LAND OR THE IMPROVEMENTS, INCLUDING ALL GOVERNMENTAL PERMITS RELATING TO ANY ACTIVITIES ON THE LAND (THE "PERSONALTY");

4. **OTHER RIGHTS.** ALL CURRENT AND FUTURE RIGHTS, INCLUDING AIR RIGHTS, DEVELOPMENT RIGHTS, ZONING RIGHTS AND OTHER SIMILAR RIGHTS OR INTERESTS, EASEMENTS, TENEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, STREETS, ALLEYS, ROADS, SEWER RIGHTS, WATERS, WATERCOURSES, AND APPURTENANCES RELATED TO OR BENEFITING THE LAND OR THE IMPROVEMENTS, OR BOTH, AND ALL RIGHTS-OF-WAY, STREETS, ALLEYS AND ROADS WHICH MAY HAVE BEEN OR MAY IN THE FUTURE BE VACATED (THE "OTHER RIGHTS");

5. **INSURANCE PROCEEDS.** ALL PROCEEDS PAID OR TO BE PAID BY ANY INSURER OF THE LAND, THE IMPROVEMENTS, THE FIXTURES, THE PERSONALTY OR ANY OTHER PART OF THE COLLATERAL PROPERTY, WHETHER OR NOT BORROWER OBTAINED THE INSURANCE PURSUANT TO LENDER'S REQUIREMENT (THE "INSURANCE PROCEEDS");

6. **AWARDS.** ALL AWARDS, PAYMENTS AND OTHER COMPENSATION MADE OR TO BE MADE BY ANY MUNICIPAL, STATE OR FEDERAL AUTHORITY WITH RESPECT TO THE LAND, THE IMPROVEMENTS, THE FIXTURES, THE PERSONALTY OR ANY OTHER PART OF THE COLLATERAL PROPERTY, INCLUDING ANY AWARDS OR SETTLEMENTS RESULTING FROM CONDEMNATION PROCEEDINGS OR THE TOTAL OR PARTIAL TAKING OF THE LAND, THE IMPROVEMENTS, THE FIXTURES, THE PERSONALTY OR ANY OTHER PART OF THE COLLATERAL PROPERTY UNDER THE POWER OF EMINENT DOMAIN OR OTHERWISE AND INCLUDING ANY CONVEYANCE IN LIEU THEREOF (THE "AWARDS");

7. **CONTRACTS.** ALL CONTRACTS, OPTIONS AND OTHER AGREEMENTS FOR THE SALE OF THE LAND, THE IMPROVEMENTS, THE FIXTURES, THE PERSONALTY OR ANY OTHER PART OF THE COLLATERAL PROPERTY ENTERED INTO BY BORROWER NOW OR IN THE FUTURE, INCLUDING CASH OR SECURITIES DEPOSITED TO SECURE PERFORMANCE BY PARTIES OF THEIR OBLIGATIONS (THE "CONTRACTS");

8. **OTHER PROCEEDS.** ALL PROCEEDS FROM THE CONVERSION, VOLUNTARY OR INVOLUNTARY, OF ANY OF THE ABOVE INTO CASH OR LIQUIDATED CLAIMS, AND THE RIGHT TO COLLECT SUCH PROCEEDS (THE "OTHER PROCEEDS");

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9. **RENTS.** ALL RENTS (WHETHER FROM RESIDENTIAL OR NON-RESIDENTIAL SPACE), REVENUES AND OTHER INCOME OF THE LAND OR THE IMPROVEMENTS, INCLUDING SUBSIDY PAYMENTS RECEIVED FROM ANY SOURCES (INCLUDING, BUT NOT LIMITED TO PAYMENTS UNDER ANY HOUSING ASSISTANCE PAYMENTS CONTRACT), INCLUDING PARKING FEES, LAUNDRY AND VENDING MACHINE INCOME AND FEES AND CHARGES FOR FOOD, HEALTH CARE AND OTHER SERVICES PROVIDED AT THE COLLATERAL PROPERTY, WHETHER NOW DUE, PAST DUE, OR TO BECOME DUE, AND DEPOSITS FORFEITED BY TENANTS (THE "RENTS");

10. **LEASES.** ALL PRESENT AND FUTURE LEASES, SUBLEASES, LICENSES, CONCESSIONS OR GRANTS OR OTHER POSSESSORY INTERESTS NOW OR HEREAFTER IN FORCE, WHETHER ORAL OR WRITTEN, COVERING OR AFFECTING THE COLLATERAL PROPERTY, OR ANY PORTION OF THE COLLATERAL PROPERTY (INCLUDING PROPRIETARY LEASES OR OCCUPANCY AGREEMENTS IF BORROWER IS A COOPERATIVE HOUSING CORPORATION), AND ALL MODIFICATIONS, EXTENSIONS OR RENEWALS (THE "LEASES");

11. **OTHER.** ALL EARNINGS, ROYALTIES, ACCOUNTS RECEIVABLE, ISSUES AND PROFITS FROM THE LAND, THE IMPROVEMENTS OR ANY OTHER PART OF THE COLLATERAL PROPERTY, AND ALL UNDISBURSED PROCEEDS OF THE LOAN SECURED BY THIS INSTRUMENT AND, IF BORROWER IS A COOPERATIVE HOUSING CORPORATION, MAINTENANCE CHARGES OR ASSESSMENTS PAYABLE BY SHAREHOLDERS OR RESIDENTS;

12. **IMPOSITION DEPOSITS.** DEPOSITS HELD BY THE LENDER TO PAY WHEN DUE (1) ANY WATER AND SEWER CHARGES WHICH, IF NOT PAID, MAY RESULT IN A LIEN ON ALL OR ANY PART OF THE COLLATERAL PROPERTY, (2) THE PREMIUMS FOR FIRE AND OTHER HAZARD INSURANCE, RENT LOSS INSURANCE AND SUCH OTHER INSURANCE AS LENDER MAY REQUIRE, (3) TAXES, ASSESSMENTS, VAULT RENTALS AND OTHER CHARGES, IF ANY, GENERAL, SPECIAL OR OTHERWISE, INCLUDING ALL ASSESSMENTS FOR SCHOOLS, PUBLIC BETTERMENTS AND GENERAL OR LOCAL IMPROVEMENTS, WHICH ARE LEVIED, ASSESSED OR IMPOSED BY ANY PUBLIC AUTHORITY OR QUASI-PUBLIC AUTHORITY, AND WHICH, IF NOT PAID, WILL BECOME A LIEN, ON THE LAND OR THE IMPROVEMENTS, AND (4) AMOUNTS FOR OTHER CHARGES AND EXPENSES WHICH LENDER AT ANY TIME REASONABLY DEEMS NECESSARY TO PROTECT THE COLLATERAL PROPERTY, TO PREVENT THE IMPOSITION OF LIENS ON THE COLLATERAL PROPERTY, OR OTHERWISE TO PROTECT LENDER'S INTERESTS, ALL AS REASONABLY ESTIMATED FROM TIME TO TIME BY LENDER (THE "IMPOSITION DEPOSITS");

13. **REFUNDS OR REBATES.** ALL REFUNDS OR REBATES OF IMPOSITIONS BY ANY MUNICIPAL, STATE OR FEDERAL AUTHORITY OR INSURANCE COMPANY (OTHER THAN REFUNDS APPLICABLE TO PERIODS BEFORE THE REAL PROPERTY TAX YEAR IN WHICH THE SECURITY INSTRUMENT IS DATED);

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14. **TENANT SECURITY DEPOSITS.** ALL TENANT SECURITY DEPOSITS WHICH HAVE NOT BEEN FORFEITED BY ANY TENANT UNDER ANY LEASE; AND

15. **NAMES.** ALL NAMES UNDER OR BY WHICH ANY OF THE ABOVE COLLATERAL PROPERTY MAY BE OPERATED OR KNOWN, AND ALL TRADEMARKS, TRADE NAMES, AND GOODWILL RELATING TO ANY OF THE COLLATERAL PROPERTY.

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RIDER B

DEBTOR: WHP-IIB, LLC

SECURED PARTY: JPMORGAN CHASE BANK, N.A.

PARCEL 1:

LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF OCTOBER 1, 2006 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND WHP-IIB, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 0630442177, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON SEPTEMBER 30, 2105, THE FOLLOWING DESCRIBED PARCEL TO WIT:

LOTS 1, 14 AND 17 IN BLOCK 1 AND LOTS 1, 5, 6, 8, 10 AND OUT LOT 1 IN BLOCK 2 OF THE WESTHAVEN PARK RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2006, AS DOCUMENT NUMBER 0625145094, IN COOK COUNTY, ILLINOIS, BEING A RESUBDIVISION AND CONSOLIDATION IN THOMAS' SUBDIVISION OF THE WEST 152 FEET OF BLOCK 51 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN ASSESSOR'S DIVISION OF 146.98 FEET EAST OF AND ADJOINING THE WEST 152 FEET OF SAID BLOCK 51, AND IN THE SUBDIVISION BY TAYLOR OF THE EAST ½ OF SAID BLOCK 51, INCLUDING ALL OF THE VACATED EAST-WEST AND NORTH-SOUTH ALLEYS AND VACATED WEST MAYPOLE AVENUE IN SAID BLOCK 51, TOGETHER WITH THAT PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 7, AFORESAID, LYING EAST OF THE EAST LINE OF ASSESSOR'S DIVISION AFORESAID, AND LYING WEST OF THE WEST LINE OF THE SUBDIVISION BY TAYLOR AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE, ON THE LEASEHOLD ESTATE HEREINABOVE DESCRIBED AS PARCEL 1.

HAVING THE FOLLOWING PARCEL IDENTIFICATION NUMBERS (PINS):

17-07-417-040	17-07-422-039	17-07-422-046
17-07-417-053	17-07-422-043	17-07-422-048
17-07-417-056	17-07-422-044	17-07-422-049

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FORMERLY KNOWN AS THE FOLLOWING ADDRESSES, ALL IN CHICAGO, IL:

140 N WOOD
 1832 W WASHINGTON
 1836 W WASHINGTON
 1850 W WASHINGTON
 141 N WOLCOTT
 1847 W LAKE

NOW CURRENTLY KNOWN AS THE FOLLOWING ADDRESSES, ALL IN CHICAGO, IL:

110 N WOOD	1807 W MAYPOLE	1807 W LAKE
122 N WOOD	1809 W MAYPOLE	1809 W LAKE
156 N WOOD	1811 W MAYPOLE	1811 W LAKE
	1813 W MAYPOLE	1813 W LAKE
1804 W WASHINGTON	1817 W MAYPOLE	1847 W LAKE
1820 W WASHINGTON	1819 W MAYPOLE	1849 W LAKE
1822 W WASHINGTON	1823 W MAYPOLE	1851 W LAKE
1824 W WASHINGTON	1826 W MAYPOLE	1853 W LAKE
1826 W WASHINGTON	1828 W MAYPOLE	
1830 W WASHINGTON	1830 W MAYPOLE	
1832 W WASHINGTON	1832 W MAYPOLE	
1834 W WASHINGTON	1836 W MAYPOLE	
1836 W WASHINGTON	1837 W MAYPOLE	
1854 W WASHINGTON	1838 W MAYPOLE	
	1839 W MAYPOLE	
103 N WOLCOTT	1840 W MAYPOLE	
121 N WOLCOTT	1841 W MAYPOLE	
155 N WOLCOTT	1845 W MAYPOLE	
	1847 W MAYPOLE	
	1849 W MAYPOLE	
	1851 W MAYPOLE	