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Doc#: 1014829096 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/28/2010 03:45 PM Pg: 1 of 9

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
BETH A. BURRELL **585/238-2000**

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

**PHILLIPS LYTLE LLP
1400 FIRST FEDERAL PLAZA
ROCHESTER, NY 14614
ATTN: VICTORIA L. GRADY, ESQ.**

L 4399-332 PH 7/12

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
LEGENDS C-2, LLC

OR
1b. INDIVIDUAL'S LAST NAME

FIRST NAME	MIDDLE NAME	SUFFIX

1c. MAILING ADDRESS

CITY	STATE	POSTAL CODE	COUNTRY
CHICAGO	IL	60607	USA

1d. **SEE INSTRUCTIONS** ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any

	LLC	ILLINOIS	IL 02028026	<input type="checkbox"/> NONE
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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
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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	COUNTRY
ROCHESTER	NY	14643	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. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum. 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/LEGENDS C-2 - PERM (MORTGAGE)

193553.1 (Doc #5)

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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

OR	9a. ORGANIZATION'S NAME LEGENDS C-2, LLC		
	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

OR	11a. ORGANIZATION'S NAME			
	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
11d. SEE INSTRUCTIONS		ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION
				11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR'S NAME - insert only one name (12a or 12b)

OR	12a. ORGANIZATION'S NAME			
	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:

LEGENDS SOUTH PHASE C-2 PROJECT, 4.73± ACRES BOUNDED BY S. STATE STREET, E. PERSHING ROAD, S. PRAIRIE AVENUE AND E. 43RD STREET, 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 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

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RIDER A

DEBTOR: LEGENDS C-2, LLC

SECURED PARTY: JPMORGAN CHASE BANK, N.A.

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

- (1) THE REAL PROPERTY DESCRIBED ON RIDER B ATTACHED HERETO (THE "LAND");
- (2) THE BUILDINGS, STRUCTURES, IMPROVEMENTS, AND ALTERATIONS NOW CONSTRUCTED OR AT ANY TIME IN THE FUTURE CONSTRUCTED OR PLACED UPON THE LAND, INCLUDING ANY FUTURE REPLACEMENTS AND ADDITIONS (THE "IMPROVEMENTS");
- (3) 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 DISPOSERS, 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");

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- (4) 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 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, ANY SURVEYS, PLANS, SPECIFICATIONS AND CONTRACTS FOR ARCHITECTURAL, ENGINEERING AND CONSTRUCTION SERVICES RELATING TO THE LAND OR THE IMPROVEMENTS AND 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");
- (5) 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 CORES OF LAND, STREETS, ALLEYS, ROADS, SEWER RIGHTS, WATERS, WATERCOURSES, AND APPURTENANCES RELATED TO OR BENEFITTING 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;
- (6) 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 MORTGAGED PROPERTY, WHETHER OR NOT DEBTOR OBTAINED THE INSURANCE PURSUANT TO LENDER'S REQUIREMENT;
- (7) 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 MORTGAGED PROPERTY, INCLUDING ANY AWARDS OR SETTLEMENTS RESULTING FROM CONDEMNATION

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PROCEEDINGS OR THE TOTAL OR PARTIAL TAKING OF THE LAND, THE IMPROVEMENTS, THE FIXTURES, THE PERSONALTY OR ANY OTHER PART OF THE MORTGAGED PROPERTY UNDER THE POWER OF EMINENT DOMAIN OR OTHERWISE AND INCLUDING ANY CONVEYANCE IN LIEU THEREOF;

- (8) ALL CONTRACTS, OPTIONS AND OTHER AGREEMENTS FOR THE SALE OF THE LAND, THE IMPROVEMENTS, THE FIXTURES, THE PERSONALTY OR ANY OTHER PART OF THE MORTGAGED PROPERTY ENTERED INTO BY DEBTOR NOW OR IN THE FUTURE, INCLUDING CASH OR SECURITIES DEPOSITED TO SECURE PERFORMANCE BY PARTIES OF THEIR OBLIGATIONS;
- (9) 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;
- (10) 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), PARKING FEES, LAUNDRY AND VENDING MACHINE INCOME AND FEES AND CHARGES FOR FOOD, HEALTH CARE AND OTHER SERVICES PROVIDED AT THE MORTGAGED PROPERTY, WHETHER NOW DUE, PAST DUE, OR TO BECOME DUE, AND DEPOSITS FORFEITED BY TENANTS AND 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 MORTGAGED PROPERTY, OR ANY PORTION OF THE MORTGAGED PROPERTY (INCLUDING PROPRIETARY LEASES OR OCCUPANCY AGREEMENTS IF DEBTOR IS A COOPERATIVE HOUSING CORPORATION), AND ALL MODIFICATIONS, EXTENSIONS OR RENEWALS (THE "RENTS" AND "LEASES");
- (11) ALL EARNINGS, ROYALTIES, ACCOUNTS RECEIVABLE, ISSUES AND PROFITS FROM THE LAND, THE IMPROVEMENTS OR ANY OTHER PART OF THE MORTGAGED PROPERTY, AND ALL UNDISBURSED PROCEEDS OF THE LOAN SECURED BY THIS INSTRUMENT AND, IF DEBTOR IS A COOPERATIVE HOUSING CORPORATION, MAINTENANCE CHARGES OR ASSESSMENTS PAYABLE BY SHAREHOLDERS OR RESIDENTS;

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- (12) ALL IMPOSITION DEPOSITS (AS DEFINED THAT CERTAIN MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT DATED AS OF _____, 2010 GIVEN BY DEBTOR FOR THE BENEFIT OF SECURED PARTY);
- (13) 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 THIS INSTRUMENT IS DATED);
- (14) ALL TENANT SECURITY DEPOSITS WHICH HAVE NOT BEEN FORFEITED BY ANY TENANT UNDER ANY LEASE; AND
- (15) ALL NAMES UNDER OR BY WHICH ANY OF THE ABOVE MORTGAGED PROPERTY MAY BE OPERATED OR KNOWN, AND ALL TRADEMARKS, TRADE NAMES, AND GOODWILL RELATING TO ANY OF THE MORTGAGED PROPERTY.

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RIDER B

DEBTOR: LEGENDS C-2, LLC

SECURED PARTY: JPMORGAN CHASE BANK, N.A.

PARCEL 1:

LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF DECEMBER 1, 2007 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION (LANDLORD, AND LEGENDS C-2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734409040, AS AMENDED BY THE FIRST AMENDMENT TO GROUND LEASE DATED AS OF May 28, 2010, AND RECORDED May 28, 2010 AS DOCUMENT NUMBER 073559090, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON NOVEMBER 30, 2106, THE FOLLOWING DESCRIBED TRACTS OF LAND, EXCEPT THE BUILDINGS AND IMPROVEMENTS THEREON, TO WIT:

TRACT 1:

LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN LEGENDS WABASH (A RESUBDIVISION OF THE SOUTH 40 FEET OF LOT 2 AND LOTS 3, 4, 5, 6, 7, AND 8 (EXCEPT THAT PART TAKEN FOR THE WIDENING OF WABASH AVENUE) IN BLOCK 10 IN PRYOR AND HOPKINS SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 14, 2007 AS DOCUMENT NUMBER 0731803070, IN COOK COUNTY, ILLINOIS.

PINS:

20-03-118-036, 20-03-118-037,
20-03-118-038, 20-03-118-039, 20-03-118-040, 20-03-118-041, 20-03-118-042

COMMONLY KNOWN AS THE FOLLOWING ADDRESSES, ALL IN CHICAGO, ILLINOIS:

4206 S. WABASH AVE.	4226 S. WABASH AVE.
4208 S. WABASH AVE.	4228 S. WABASH AVE.
4210 S. WABASH AVE.	4230 S. WABASH AVE.
4216 S. WABASH AVE.	4236 S. WABASH AVE.
4220 S. WABASH AVE.	

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TRACT 2:

LOTS 1 THROUGH 9, BOTH INCLUSIVE, IN LEGENDS 4100 PRAIRIE (A RESUBDIVISION OF LOTS 1 THROUGH 13, BOTH INCLUSIVE, IN OWNER'S SUBDIVISION OF LOTS 13 THROUGH 24, BOTH INCLUSIVE, IN ANDREW'S SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 14, 2007 AS DOCUMENT NUMBER 0731803069, IN COOK COUNTY, ILLINOIS.

PINS:

20-03-115-038, 20-03-115-039,
20-03-115-040, 20-03-115-041,
20-03-115-042, 20-03-115-043,
20-03-115-044, 20-03-115-045 AND
20-03-115-046

COMMONLY KNOWN AS THE FOLLOWING ADDRESSES, ALL IN CHICAGO, ILLINOIS:

223 E. 41ST STREET	4118 S. PRAIRIE AVE.	4134 S. PRAIRIE AVE.
225 E. 41ST STREET	4120 S. PRAIRIE AVE.	4136 S. PRAIRIE AVE.
4108 S. PRAIRIE AVE.	4122 S. PRAIRIE AVE.	4142 S. PRAIRIE AVE.
4112 S. PRAIRIE AVE.	4128 S. PRAIRIE AVE.	4148 S. PRAIRIE AVE.
4116 S. PRAIRIE AVE.	4132 S. PRAIRIE AVE.	

TRACT 3:

LOTS 1, 2, 3 AND 4 IN LEGENDS INDIANA (A RESUBDIVISION OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN BLOCK 1 OF FRYOR AND HOPKINS SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 14, 2007 AS DOCUMENT NUMBER 0731803068, IN COOK COUNTY, ILLINOIS.

PINS:

20-03-102-026, 20-03-102-027,
20-03-102-028 AND 20-03-102-029

COMMONLY KNOWN AS THE FOLLOWING ADDRESSES, ALL IN CHICAGO, ILLINOIS:

123 E. PERSHING ROAD	3912 S. INDIANA AVE.
125 E. PERSHING ROAD	3916 S. INDIANA AVE.
3908 S. INDIANA AVE.	3920 S. INDIANA AVE.

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TRACT 4:

LOT 1 IN LEGENDS 4200 PRAIRIE (A RESUBDIVISION OF LOT 5 (EXCEPT THE NORTH 1 ¼ INCHES THEREOF), ALL OF LOTS 6 AND 7 AND THE NORTH ½ OF LOT 8 IN BROAD'S SUBDIVISION OF THE WEST 2/3 OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 14, 2007 AS DOCUMENT NUMBER 0731803067, IN COOK COUNTY, ILLINOIS.

ALSO:

THE SOUTH 1/2 OF LOT 8 IN BROAD'S SUBDIVISION OF THE WEST 2/3 OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINS:

20-03-121-043 AND 20-03-121-031

COMMONLY KNOWN AS THE FOLLOWING ADDRESSES, ALL IN CHICAGO, ILLINOIS:

4220 S. PRAIRIE AVE.

4228 S. PRAIRIE AVE.

4222 S. PRAIRIE AVE.

4230 S. PRAIRIE AVE.

4224 S. PRAIRIE AVE.

4232 S. PRAIRIE AVE.

4226 S. PRAIRIE AVE.

4234 S. PRAIRIE AVE.

4238 S. PRAIRIE AVE.

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.