



## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

Doc#: 1025622077 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2010 01:45 PM Pg: 1 of 8

**A. NAME & PHONE OF CONTACT AT FILER (optional)**

**B. SEND ACKNOWLEDGMENT TO: (Name and Address)** AC1

Corporation Service Company  
SUITE 2320  
33 North LaSalle Street  
Chicago, IL 60602

505212-1

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  
**BIC-1031 LLC**

OR 1b. INDIVIDUAL'S LAST NAME

1c. MAILING ADDRESS  
**737 N MICHIGAN AVE., SUITE 1570**

1d. **SEE INSTRUCTIONS** ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION **LLC** 1f. JURISDICTION OF ORGANIZATION **IL** 1g. ORGANIZATIONAL ID#, if any **00680818**  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

2c. MAILING ADDRESS

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  
**GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY**

OR 3b. INDIVIDUAL'S LAST NAME

3c. MAILING ADDRESS  
**8515 EAST ORCHARD ROAD**

**GREENWOOD VILLAGE CO 80111 USA**

4. This FINANCING STATEMENT covers the following collateral:  
Collateral for 3022014034 - BIC

5. ALTERNATIVE DESIGNATION (if applicable):  LESSEE/LESSOR  CONSIGNEE/CONSIGNOR  SALES/BAILOR  SELLER/BUYER  AG. LIEN  NON-UCC FILING

6.  THIS FINANCING STATEMENT is to be filed (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) 7. Check to REQUEST SEARCH REPORT(s) on Debtor(s) (ADDITIONAL FEE)  All Debtors  Debtor 1  Debtor 2

8. OPTIONAL FILER REFERENCE DATA  
IL-Cook County

**UNOFFICIAL COPY****COLLATERAL**

Debtor: BIC-1031 LLC, an Illinois limited liability company

Secured Party: CANADA LIFE INSURANCE COMPANY OF AMERICA

**DESCRIPTION OF COLLATERAL**

All of the following rights, interests and property now or at any time hereafter owned by Debtor or in which the Debtor may now or anytime hereafter have any interest or rights, together with all of Debtor's right, title and interest therein (all herein together called the "Premises").

- (a) All buildings and other improvements now or at any time hereafter constructed or erected upon or located at the real estate legally described in Exhibit B hereto (the "Real Estate"), together with and including, but not limited to, all fixtures, equipment, machinery, appliances and other articles and attachments now or hereafter forming part of, attached to or incorporated in any such buildings or improvements (all herein generally called the "Improvements");
- (b) All privileges, reservations, allowances, hereditaments, tenements and appurtenances now or hereafter belonging or pertaining to the Real Estate or Improvements;
- (c) All leasehold estates, right, title and interest of Debtor in any and all leases, subleases, arrangements or agreements relating to the use and occupancy of the Real Estate and Improvements or any portion thereof, now or hereafter existing or entered into (all herein generally called "Leases"), together with all cash or security deposits, letter of credit rights, supporting obligations, advance rentals and other deposits or payments of similar nature given in connection with any Leases;
- (d) All rents, issues, profits, royalties, income, avails, accounts (including health care insurance receivables), escrows and other benefits now or hereafter derived from the Real Estate and Improvements, under Leases or otherwise (all herein generally called "Rents");
- (e) All right, title and interest of Debtor in and to all options to purchase or lease the Real Estate or Improvements, or any portion thereof or interest therein, or any other rights, interests or greater estates in the rights and properties comprising the Premises, now owned or hereafter acquired by Debtor;
- (f) Any interests, estates or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Real Estate and Improvements or other rights, interests or properties comprising the Premises now owned or hereafter acquired;

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- (g) All right, title and interest of Debtor now owned or hereafter acquired in and to (i) any land or vaults lying within the right-of-way of any street or alley, open or proposed, adjoining the Real Estate; (ii) any and all alleys, sidewalks, strips and gores of land adjacent to or used in connection with the Real Estate and Improvements; (iii) any and all rights and interests of every name or nature forming part of or used in connection with the Real Estate and/or the operation and maintenance of the Improvements; (iv) all easements, rights-of-way and rights used in connection with the Real Estate or Improvements or as a means of access thereto, and (v) all water rights and shares of stock evidencing the same;
- (h) All right, title and interest of Debtor in and to all tangible personal property (herein called "Personal Property"), owned by Debtor and now or at any time hereafter located in, on or at the Real Estate or Improvements or used or useful in connection therewith, (whether or not affixed thereto) including, but not limited to:
- (i) all furniture, furnishings and equipment furnished by Debtor to tenants of the Real Estate or Improvements;
  - (ii) all building materials and equipment located upon the Real Estate and intended to be incorporated in the Improvements now or hereafter to be constructed thereon, whether or not yet incorporated in such Improvements;
  - (iii) all machines, machinery, fixtures, apparatus, equipment or articles used in supplying heating, gas, electricity, air-conditioning, water, light, power, sprinkler protection, waste removal, refrigeration and ventilation, and all fire sprinklers, alarm systems, electronic monitoring equipment and devices;
  - (iv) all window or structural cleaning rigs, maintenance equipment and equipment relating to exclusion of vermin or insects and removal of dust, dirt, debris, refuse or garbage;
  - (v) all lobby and other indoor and outdoor furniture, including tables, chairs, planters, desks, sofas, shelves, lockers and cabinets, wall beds, wall safes, and other furnishings;
  - (vi) all rugs, carpets and other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds and curtains;
  - (vii) all lamps, chandeliers and other lighting fixtures;
  - (viii) all recreational equipment and materials;
  - (ix) all office furniture, equipment and supplies;

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- (x) all kitchen equipment, including refrigerators, ovens, dishwashers, range hoods and exhaust systems and disposal units;
- (xi) all laundry equipment, including washers and dryers;
- (xii) all tractors, mowers, sweepers, snow removal equipment and other equipment used in maintenance of exterior portions of the Real Estate and Improvements; and
- (xiii) all maintenance supplies and inventories;

provided that the enumeration of any specific articles of Personal Property set forth above shall in no way exclude or be held to exclude any items of property not specifically enumerated; but provided that there shall be excluded from and not included within the term "Personal Property" as used herein and hereby mortgaged and conveyed, any equipment, trade fixtures, furniture, furnishings or other property of tenants of the Premises;

- (i) All the estate, interest, right, title or other claim or demand which Debtor now has or may hereafter have or acquire with respect to (i) the proceeds of insurance in effect with respect to the Premises, and (ii) any and all awards, claims for damages and other compensation made for or consequent upon the taking by condemnation, eminent domain or any like proceeding, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Premises, including, without limitation, any awards and compensation resulting from a change of grade of streets and awards and compensation for severance damages (all herein generally called "Awards");
- (j) All of Debtor's interests in "general intangibles" including "payment intangibles" (as defined in the Uniform Commercial Code of the State of Indiana) now owned or hereafter acquired and related to the Premises, including, without limitation, all of Debtor's right, title and interest in and to: (i) all agreements, licenses, permits and contracts to which Debtor is or may become a party and which relate to the Premises; (ii) all obligations and indebtedness owed to Debtor thereunder; (iii) all intellectual property related to the Premises; and (iv) all choses in action and causes of action relating to the Premises;
- (k) All of Debtor's "accounts" (as defined in the Code) now owned or hereafter created or acquired as relate to the Premises, including, without limitation, all of the following now owned or hereafter created or acquired by Debtor: (i) accounts receivable, contract rights, health care insurance receivables, book debts, notes, drafts, and other obligations or indebtedness owing to the Debtor arising from the sale, lease or exchange of goods or other property and/or the performance of services; (ii) the Debtor's rights in, to and under all purchase orders for goods, services or other property; (iii) the Debtor's rights to any goods, services or other property represented by any of the foregoing; (iv) monies due to become due to the Debtor under all contracts for the sale, lease or exchange of goods or other

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property and/or the performance of services including the right to payment of any interest or finance charges in respect thereto (whether or not yet earned by performance on the part of the Debtor); (v) uncertificated securities and investment property, and (vi) proceeds of any of the foregoing and all collateral security and guaranties of any kind given by any person or entity with respect to any of the foregoing; and all warranties, guarantees, permits and licenses in favor of Debtor with respect to the Premises; and

- (l) All proceeds of the foregoing.

Property of Cook County Clerk's Office

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**EXHIBIT B**

**[ATTACH LEGAL DESCRIPTION OF PROPERTY]**

Property of Cook County Clerk's Office



**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008079583 D2

STREET ADDRESS:

CITY:

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 23 TO 27 IN SPRAGUE AND WILSON'S SUBDIVISION OF BLOCK 18 IN W. R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 5 ACRES IN THE SOUTHEAST CORNER THEREOF AND RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 22 IN SPRAGUE AND WILSON'S SUBDIVISION OF BLOCK 18 IN W.R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 5 ACRES IN THE SOUTHEAST CORNER THEREOF AND RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 21 IN SPRAGUE AND WILSON'S SUBDIVISION OF BLOCK 18 IN W.R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 5 ACRES IN THE SOUTHEAST CORNER THEREOF AND RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 18, 19 AND 20 IN SPRAGUE AND WILSON'S SUBDIVISION OF BLOCK 18 IN W.R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 5 ACRES IN THE SOUTHEAST CORNER THEREOF AND RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE VACATED CICERO AVENUE RIGHT OF WAY, LYING WEST OF AND ADJOINING LOT 27 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27; THENCE WEST, ALONG THE SOUTH LINE OF LOT 27 EXTENDED WEST, 56.0 FEET; THENCE NORTHWESTERLY, ALONG A LINE FORMING AN ANGLE OF 45 DEGREES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 17.89 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 718.89 FEET; THENCE NORTHERLY ALONG SAID CURVE 113.09 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 27 EXTENDED WEST AND

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008079583 D2

STREET ADDRESS:

CITY:

COUNTY: COOK

TAX NUMBER:

**LEGAL DESCRIPTION:**

61.06 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT 27; THENCE EAST 61.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE SOUTH 125.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN SPRAGUE AND WILSON'S SUBDIVISION OF BLOCK 18 IN W.R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 5 ACRES IN THE SOUTHEAST CORNER THEREOF, AND RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

*PIN# 13-34-315-029 to 035*

*4748 W. North Ave  
Chicago, IL*

*of Cook County Clerk's Office*

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