

# UNOFFICIAL COPY



Doc#: 1112918065 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/09/2011 03:58 PM Pg: 1 of 4

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME AND PHONE OF CONTACT AT FILER [optional]  
**David L. Dubrow, Esq. - 212-484-3900**

B. SEND ACKNOWLEDGEMENT TO: (Name and Address)

Arent Fox LLP  
1675 Broadway  
New York, New York 10019  
Attention: David L. Dubrow, 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  
**WRIGHTWOOD O.I.L.L.C.**

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

324 W. Touhy Avenue Park Ridge IL 60068 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 0051245-1  NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert 1 or 2 debtor names (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  
**PILLAR MULTIFAMILY, LLC**

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

8330 Boone Boulevard Vienna VA 22182 USA

4. This FINANCING STATEMENT covers the following collateral:

See "Exhibit A" and "Exhibit B", the Legal Description and Collateral Description, respectively, attached hereto and made a part hereof.

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) [ADDITIONAL FEE] [optional]  All Debtors  Debtor 1  Debtor 2

8. OPTIONAL FILER REFERENCE DATA

**FIXTURE UCC FILING (451 W. Wrightwood) - To be filed with Cook County, Illinois**

Wear North National Bank  
222 N. LaSalle  
Chicago, IL 60601

4

NOT 110218 MAT 3 of 4

# UNOFFICIAL COPY

Debtor: WRIGHTWOOD III, L.L.C.  
Secured Party: PILLAR MULTIFAMILY, LLC

## EXHIBIT A Legal Description – 451 Wrightwood

Lot 42 and Lot 43 (except the East 17 feet of Lot 43 only thereof) in Andrew's Spafford and Colehour's subdivision of Blocks 1 and 2 of outlot 'A' of Wrightwood, a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, also that part of the Easterly 17 feet of Lot 43 in Andrew's Spafford and Colehour's subdivision of Blocks 1 and 2 of outlot 'A' of Wrightwood, a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at Southwest corner of the Easterly 17 feet of said lot 43, thence Northerly along the Westerly line of the Easterly 17 feet of said lot 43, a distance of 23 feet; thence Easterly parallel to the Southerly line of said lot 43; a distance of 1.68 feet; thence Southerly to a point on the Southerly line of said lot 43 which is 15.37 feet Westerly of the Southeast corner of said lot 43; thence Westerly along the Southerly line of said lot 43, a distance of 1.63 feet to the point of beginning, in Cook County, Illinois.

Address: 451 W. Wrightwood Avenue  
Chicago, Illinois

Tax Number 14-28-318-058-0000

# UNOFFICIAL COPY

Debtor: WRIGHTWOOD III, L.L.C.  
Secured Party: PILLAR MULTIFAMILY, LLC

## EXHIBIT B

### COLLATERAL DESCRIPTION

All of Debtor's present and future right, title and interest in and to all of the following:

- (1) the Land;
- (2) the Improvements;
- (3) the Fixtures;
- (4) 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 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;
- (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 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 and Leases;

# UNOFFICIAL COPY

**Debtor:** WRIGHTWOOD III, L.L.C.  
**Secured Party:** PILLAR MULTIFAMILY, LLC

- (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;
- (12) all Imposition Deposits;
- (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;
- (15) all proceeds paid or to be paid by any insurer of Borrower's title to the Land; and
- (16) 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.

Capitalized terms used herein without definition shall have the meanings accorded to them under that certain Multifamily Mortgage, Assignment of Rents and Security Agreement dated as of May 9<sup>th</sup>, 2011, among Debtor and Secured Party.