DOG#: 1131429073 Fee: \$48.00 Elugene "Gene" Moore HISP Fee: \$10.00 COOK COUNTY RECORDER HISP Fee: \$10.00 COOK COUNTY HECOTOR of Deeds Date: 11710/2011 10:19 AM Pg: 1 of 7  THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXACT FULL CEGAL MAKE—insert only gos detect name (1s or 1s)—so not abbreviate or combine names  1. DESTOR'S EXECUTIONS IN ADDIT NET OR.  2. ADDITIONAL DESTOR'S EXACT FULL LEGAL NAME—insert only gos detect party re line (2s or 3s)—so not abbreviate or combine names  2. ADDITIONAL DESTOR'S EXACT FULL LEGAL NAME—insert only gos decombined party re line (2s or 3s)—so not abbreviate or combine names  2. ADDITIONAL DESTOR'S EXACT FULL LEGAL NAME—insert only gos decombined party re line (2s or 3s)—so not abbreviate or combine names  2. ADDITIONAL DESTOR'S EXACT FULL LEGAL NAME—insert only gos decombined party re line (2s or 3s)—so not abbreviate or combine names  2. ADDITIONAL DESTOR'S EXACT FULL LEGAL NAME—insert only gos decombined party re line (2s or 3s)—so not abbreviate or combine names  2. ADDITIONAL DESTOR SAME  2. ADDITI						1131429073					
B. SEND ACKNOWLEDGEMENT TO: (Name and Address)  EDWIN C. COX, ESQUIRE TROUTMAN SANDERS LLP POST OFFICE BOX 1122 RICHMOND, VIRGINIA 23218  THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY  1. DEBTOR'S EXACT FULL LEGAL TIAME — Insert only one debtor name (1a or 1b) — do not a abbroviate or combine names.  1a. ORGANIZATIONS NAME.  Ic. MALING ADDRESS  CITY BURBANK II. MODILE NAME  CITY STATE POSTAL CODE COUNTRY  II. INDIVIDUAL'S LAST NAME  CITY STATE POSTAL CODE COUNTRY  STATE POSTAL CODE COUNTRY  II. INDIVIDUAL'S LAST NAME  2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME—Insert only one serior name (2a or 2b)—do not abbroviate or combine names  2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME—Insert only one serior name (2a or 2b)—do not abbroviate or combine names  2. DISCANIZATIONS NAME  2. MINING ADDRESS  CITY STATE POSTAL CODE COUNTRY  ADDITIONAL DEBTOR'S STATE POSTAL CODE COUNTRY  ADDITIONAL DEBTOR'S STATE POSTAL CODE COUNTRY  STATE POSTAL CODE COUNTRY  ADDITIONAL DEBTOR'S STATE POSTAL CODE COUNTRY  NOME  S. ORGANIZATIONS NAME  S. PRINCHIOLIS LAST NAME  FREST NAME  S. MALING ADDRESS CITY FREST NAME  FREST NAME  PA  19044  USA  DEBTOR'S INTEREST IN ALL PROPERTY LOCATED ON OR LISED OR A COULDED D. T.  DEBTOR'S INTEREST IN ALL PROPERTY LOCATED ON OR LISED OR A COULDED D. T.					Euger Cook	Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds					
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6. This FINANCING STATEMENT is to be filed [for record] (or recorded) in 7. Check to REQUEST SEARCH REPORT(s) on Debter(s)				iled [for record] (or recorded) in 7. Chec	to DECLIERT SEARCH DEDOCT	/a\					
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FILING OFFICE COPY -UCC FINANCING STATEMENT (FORM UCC1) (REV. 5/22/02)

International Association of Commercial Administrators (IACA)

1131429073 Page: 2 of 7

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OR	11b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NA	ME	SUFFIX		
11c. M/	AILING ADDRESS	<del></del>	CITY		STATE	POSTAL CODE	COUNTRY		
111.0-	E INSTRUCTIONS   ADD'L INFO RE	11e. TYPE OF URGANITATION	11f. JURISDICTION	OE ODCANIZATION	11a OPCA	NIZATIONAL ID#, if any	<u></u>		
11a. <u>St</u>	E INSTRUCTIONS   ADD'L INFO RE ORGANIZATION DEBTOR	TIE. TIPE OF CAMADINATION	TH. JURISDICTION	OF ORGANIZATION	Tig. ORGA		□ NONE		
12.	ADDITIONAL SECURED PARTY'S	or ASSIGNOR S/P'S NAME	- insert only one name (12 or	· 12b)					
Γ	12a. ORGANIZATION'S NAME								
	BERKADIA COMMI	ERCIAL MORTGA	AGL LLC						
OR	12b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NA	IME	SUFFIX		
			(O),						
	AILING ADDRESS		CITY		STATE	POSTAL CODE	COUNTRY		
118	WELSH ROAD, ATTN	I: SERVICING -	HORSHAM	1	PA	19044	USA		
EXE	ECUTIVE VICE PRESI	DENT		<b>)</b>					
	FINANCING STATEMENT covers D timber		al, or   16. Additional colli	ntoral Consistion	<u>}</u>				
is f	filed as a ⊠ fixture filing.	a to be cut of D as expected colleter	a. Auditoriai com						
14. Des	cription of real estate:			()					
CEE	EXHIBIT A ATTACH	ED HEDETO AND		CAR	_/				
		UNA OTANATA UA.		4	.0.				
MA	DE A PART HEREOF.				0				
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						0			
						C			
15. Nam	e and address of RECORD OWNER of abo	ove-described real estate (if Debtor d	pes						
not h	ave a record interest):	•	17. Check only if an	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					
			Debtor is a 🖸 Trust of Estate	rustee acting with	respect to prop	erty held in trust or D	ecedent's		
				pplicable and check	only one bo	ζ.			
				Debtor is a TRANSMITTING UTILITY					
			☐ Filed in connect	☐ Filed in connection with a Manufactured-Home Transaction – effective 30 years					
			☐ Filed in connect	Filed in connection with a Public-Finance Transaction – effective 30 years					
			1						

International Association of Commercial Administrators (IACA) FILING OFFICE COPY –UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (REV. 5/22/02)

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# **UNOFFICIAL COPY**

### SCHEDULE A

DEBTOR:

SOUTHWEST COOK COUNTY DEVELOPMENT

**PARTNERSHIP** 

6215 WEST 79TH STREET, SUITE 2A, BURBANK, IL 60459

SECURED PARTY:

BERKADIA COMMERCIAL MORTGAGE LLC

118 WELSH ROAD, HORSHAM, PENNSYLVANIA 19044,

ATTN: SERVICING - EXECUTIVÉ VICE PRESIDENT

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 <u>Exhibit A</u> attached hereto (the "Property"), including any future replacements, facilities, and additions and other construction on the Property (the "Improvements");

#### 2. Goods.

All goods which are used nover in the future in connection with the ownership, management, or operation of the Property of the Improvements or are located on the Property or in the Improvements, including inventory; furr ture; furnishings; machinery, equipment, engines, boilers, incinerators, and 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, elevision, 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, storn 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 pocis; exercise equipment; supplies; tools; books and records (whether in written or electronic form); websites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements (the "Goods");

### 3. Fixtures.

All Goods that are so attached or affixed to the Property or the Improvements as to constitute a fixture (the "Fixtures") under the laws of the jurisdiction in which the Property is located (the "Property Jurisdiction");

### 4. Personalty.

All Goods, accounts, choses of action, chattel paper, documents, general intangibles (including Software), payment intangibles, instruments, investment property, letter of credit rights, supporting obligations, computer information, source codes, object codes, records and data, all telephone numbers or listings, claims (including claims for indemnity or breach of

warranty), deposit accounts and other property or assets of any kind or nature related to the Property or the Improvements now or in the future, including operating agreements, surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Property or the Improvements, and all other intangible property and rights relating to the operation of, or used in connection with, the Property or the Improvements, including all governmental permits relating to any activities on the Property (the "Personalty");

### 5. 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, all sys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property 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");

### 6. Insurance Proceeds.

All insurance policies relating to the Property or the Collateral Property (and any unearned premiums) and all proceeds paid or to be paid by any insurer of the Property, the Improvements, the Fixtures, the Fersonalty, or any other part of the Collateral Property, whether or not Debtor obtained the insurance pursuant to Secured Party's requirements (the "Insurance Proceeds");

### 7. Awards.

All awards, payments, and other compensation made or to be made by any municipal, state or federal authority with respect to the Property, the Improvements, the Fixtures, the Personalty, or any other part of the Property or the Collateral Property, including any awards or settlements resulting from (a) any action or proceeding, however characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Property or the Collateral Property, whether direct or indirect (a "Condemnation Action"), (b) any damage to the Property or the Collateral Property caused by governmental action that does not result in a Condemnation Action, or (c) the total or partial taking of the Property, the Improvements, the Fixtures, the Personalty, or any other part of the Property or the Collateral Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof (the "Awards");

### 8. Contracts.

All contracts, options, and other agreements for the sale of the Property, the Improvements, the Fixtures, the Personalty, or any other part of the Property or the Collateral Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations (the "Contracts");

### 9. Rents.

All rents (whether from residential or non-residential space), revenues and other income of the Property or the Improvements, including subsidy payments received from any sources, including payments under any "Housing Assistance Payments Contract" or other rental subsidy agreement (if any), parking fees, laundry and vending machine income, and fees and charges for food, health care and other services provided at the Property or the Collateral Property, whether now due, past due, or to become due, and tenant security deposits (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 Property or the Collateral Property, or any portion of the Property or the Collateral Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions, or renewals thereof (the "Leases") and all Lease guaranties, letters of credit and any other supporting obligation for any of the Leases given in connection with any of the Leases;

#### 11. Other.

All erraings, royalties, accounts receivable, issues, and profits from the Property, the Improvements, the Fixtures, the Personalty, or any other part of the Property or the Collateral Property, and an undisbursed proceeds of the loan secured by the Mortgage, Deed of Trust, or Deed to Secure Debrupon the Property and Improvements (the "Security Instrument") and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents:

## 12. Imposition Deposits.

Deposits held by the Secured Party (the "Imposition Deposits") to pay when due (a) any water and sewer charges which, if not raid, may result in a lien on all or any part of the Property or the Collateral Property, (b) the premions for fire and other casualty insurance, liability insurance, rent loss insurance, and such other insurance as Secured Party may require, (c) taxes, assessments, vault rentals, and other charges if my, general, special, or otherwise, including assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quest-public authority, and which, if not paid, will become a lien on the Property, the Collateral Property or the Improvements or any taxes upon any of the documents evidencing or security the local secured by the Security Instrument, and (d) amounts for other charges and expenses which Secured Party at any time reasonably deems necessary to protect the Property or the Collateral Property, to prevent the imposition of liens on the Property or the Collateral Property, or otherwise to protect Secured Party's interests, all as reasonably determined from time to time by Secured Party (the Impositions");

### 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);

### 14. Tenant Security Deposits.

All tenant security deposits;

### 15. Names.

All names under or by which the Property or any of the above Collateral Property may be operated or known, and all trademarks, trade names, and goodwill relating to the Property or any of the Collateral Property;

## 16. Collateral Accounts and Collateral Account Funds.

Any and all funds on deposit in any account designated as a "Collateral Account" by Secured Party pursuant to any separate agreement between Debtor and Secured Party which provides for the establishment of any fund, reserve or account;

### 17. Other Proceeds.

Any and all products, and all cash and non-cash 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"); and

### 18. Mineral Rights.

All of Borower's right, title and interest in the oil, gas, minerals, mineral interests, royalties, overning royalties, production payments, net profit interests and other interests and estates in, under and on the Mortgaged Property and other oil, gas and mineral interests with which any of the foregoing interests or estates are pooled or unitized.

All terms used and not or scifically defined herein, but which are otherwise defined by the Uniform Commercial Code in force in the Property Jurisdiction (the "UCC"), shall have the meanings assigned to them by the UCC.

[Remainder of Page Intentionally Blank]

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# **UNOFFICIAL COPY**

#### Exhibit A

LOTS 1, 2 AND 3 (EXCEPT THE NORTH 141.00 FEET OF THE WEST 84.00 FEET OF SAID LOT 3), AND OUTLOT A IN BURBANK MANORS, A SUBDIVISION OF PART OF THE NORTH NE HESCHING OF COOP COUNTY CLOTHES OFFICE 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 19-29-400-059-0000