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1300810055

Doc#: 1300810055 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2013 12:17 PM Pg: 1 of 6

888 7 182 -PI
To Whom It May Concern

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Corporation Service Company
2711 Centerville Road, Suite 400
Wilmington, DE 19808

C S V S e n t i n e l

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
LAKE CENTER INDUSTRIAL, LP

OR 1b. INDIVIDUAL'S LAST NAME

1c. MAILING ADDRESS **C/O SENTINEL REAL ESTATE**
1251 AVE. OF THE AMERICAS 36TH FL

1d. SEE INSTRUCTIONS

ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORG (NIZ) / TION LP	1f. JURISDICTION OF ORGANIZATION DE	1g. ORGANIZATIONAL ID #, if any 5146680	<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

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	<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
HSBC REALTY CREDIT CORPORATION (USA), AS ADMINISTRATIVE AGENT

OR 3b. INDIVIDUAL'S LAST NAME

3c. MAILING ADDRESS
452 FIFTH AVENUE

4. This FINANCING STATEMENT covers the following collateral:

All assets of the Debtor, whether now owned or hereafter acquired, as more particularly set forth and described in that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT (the "Mortgage") dated as of December 21, 2012 as more fully described on Rider A attached hereto and made a part hereof.

Box 400-CTCC

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 FEE)

8. OPTIONAL FILER REFERENCE DATA: All Debtors Debtor 1 Debtor 2

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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

9a. ORGANIZATION'S NAME		
OR LAKE CENTER INDUSTRIAL, LP		
9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

IL-Cook County

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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 <input type="checkbox"/> NONE

12. ADDITIONAL SECURED PARTY'S or 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:

1780 Wall Street, Mount Prospect, Cook County, Illinois

16. Additional collateral description:

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

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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DEBTOR LAKE CENTER INDUSTRIAL, LP c/o Sentinel Real Estate Corp. 1251 Avenue of the Americas, 36 th Floor New York, NY 10020	SECURED PARTY HSBC REALTY CREDIT CORPORATION (USA), as Administrative Agent 452 Fifth Avenue New York, NY 10018
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Debtor is an organization

TYPE OF ORGANIZATION Limited Partnership	JURISDICTION OF ORGANIZATION Delaware	ORGANIZATIONAL ID # 5146680
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All of Debtor's present and future right, title and interest in and to all of the following in connection with that certain real property located in the Village of Mount Prospect, County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Premises"):

- (a) any and all buildings and other improvements now or hereafter erected on the Premises including, without limitation, all of Debtor's right, title and interest, if any, in fixtures, attachments, appliances, equipment, machinery, and other personal property attached to such buildings and other improvements (the "Improvements"), all of which shall be deemed and construed to be a part of the real property;
- (b) all leases and other agreements affecting the use, enjoyment or occupancy of the Premises and the Improvements heretofore or hereafter entered into, whether before or after the filing by or against Debtor of any petition for relief under 11 U.S.C. §101 et seq., as the same may be amended from time to time (the "Bankruptcy Code") (collectively, the "Leases") and all right, title and interest of Debtor, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Premises and the Improvements (including, without limitation, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Debtor, license, lease, sublease and concession fees and rentals, health club membership fees, early termination fees, food and beverage wholesale and retail sales, service charges, vending machine sales and proceeds, if any, from business interruption or other loss of income insurance) whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Obligations pursuant to the Loan Documents;

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- (c) all interests, estates or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Premises or the Improvements;
- (d) all easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights (including, but not limited to, any zoning lot declaration agreements or zoning lot certifications), and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Premises and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, courtesy and rights of courtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto;
- (e) all right, title and interest now owned or hereafter acquired by Debtor in and to any greater estate in the Premises or the Improvements;
- (f) all right, title, and interest of Debtor, if any, in (i) the property and interests in property described on Exhibit A attached hereto and incorporated herein by reference, (ii) all other personal property now or hereafter owned by Debtor that is now or hereafter located on or used in connection with the Premises or the Improvements, (iii) all other rights and interests of Debtor now or hereafter held in personal property that is now or hereafter located on or used in connection with the Premises or the Improvements, (iv) all personal property and rights and interests in personal property of similar type or kind hereafter acquired by Debtor, and (v) all proceeds thereof (such personal property and proceeds are referred to herein collectively as the "**Personal Property**");
- (g) all rights of Debtor under any covenants, conditions, and restrictions affecting the Premises, the Improvements, or any master planned community of which the Premises and the Improvements are a part, whether now existing or hereafter arising, including, without limitation, all voting rights, declarant's rights, developer rights, and similar rights

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arising under any such covenants, conditions, and restrictions (collectively, the "**CC&R's**"), provided, Debtor shall retain the right to exercise its privileges under the CC&R's (subject in all respects to the terms of the Loan Agreement) until the occurrence and during the continuance of an Event of Default and after the cure of such Event of Default (to the extent Secured Party has accepted said cure);

(h) all rights of Debtor, if any, under any and all agreements (including all management and franchise agreements, if any), contracts, certificates, instruments, franchises, permits, licenses (including, without limitation, liquor licenses), plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Premises, and any part thereof, any Improvements, or any master planned community of which the Premises and the Improvements are a part, or respecting any business or activity conducted on the Premises and any part thereof (collectively, the "**Other Agreements**") and all right, title and interest of Debtor therein and thereunder (but none of the obligations), including, without limitation, the right, upon the occurrence and during the continuance of any Event of Default hereunder, to receive and collect any sums payable to Debtor thereunder;

(i) all the estate, interest, right, title, other claim or demand, both in law and in equity (including, without limitation, claims or demands with respect to the proceeds of insurance in effect with respect thereto) that Debtor now has or may hereafter acquire in the Premises, the Improvements, the Personal Property, or any other part of the Mortgaged Property (as defined below), and any and all awards made for the taking by eminent domain, or by any proceeding of purchase in lieu thereof, of the whole or any part of the Mortgaged Property (including, without limitation, any awards resulting from a change of grade of streets and awards for severance damages); and

(j) all proceeds of the foregoing.

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Exhibit A - Legal Description

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.

Address: 1780 Wall Street, Mt. Prospect, Illinois
PIN: 08-23-203-041-0000