



Doc#: 1424841129 Fee: \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/05/2014 03:00 PM Pg: 1 of 7

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
P. Stokes 816-214-8146
B. E-MAIL CONTACT AT FILER (optional)
pstokes@nasb.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
North American Savings Bank, F.S.B.
Attn: Commercial Loan Servicing
12520 S. 71 Highway
Grandview, MO 64030

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here [] and provide the Individual Debtor Information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
CJS Oak Park, LLC
OR
1b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
1c. MAILING ADDRESS
200 S. Biscayne Blvd
CITY
Miami
STATE
FL
POSTAL CODE
33131
COUNTRY
USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here [] and provide the Individual Debtor Information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME
JCS Triple Net Holdings III, LLC et al (see attached Exhibit C)
OR
2b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
2c. MAILING ADDRESS
200 S. Biscayne Blvd
CITY
Miami
STATE
FL
POSTAL CODE
33131
COUNTRY
USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME
North American Savings Bank, F.S.B.
OR
3b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
3c. MAILING ADDRESS
12520 S. 71 Highway
CITY
Grandview
STATE
MO
POSTAL CODE
64030
COUNTRY
USA

4. COLLATERAL: This financing statement covers the following collateral:
See Attached Exhibit A

5. Check only if applicable and check only one box: Collateral is [] held in a Trust (see UCC1Ad, item 17 and Instructions) [] being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
[] Public-Finance Transaction [] Manufactured-Home Transaction [] A Debtor is a Transmitting Utility
6b. Check only if applicable and check only one box:
[] Agricultural Lien [] Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): [] Lessee/Lessor [] Consignee/Consignor [] Seller/Buyer [] Bailee/Ballor [] Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:
299166 Cook County, IL #14

UNOFFICIAL COPY

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME

CJS Oak Park, LLC

OR
9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR
10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME *or* ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR
11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut

covers as-extracted collateral

is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See Attached Exhibit B

17. MISCELLANEOUS:

UNOFFICIAL COPY

EXHIBIT A

All the estate, right, title and interest now owned or hereafter acquired by Debtor in, to and under or derived from:

1. **Land.** All those certain lot(s), piece(s) or parcel(s) of land more particularly described in Exhibit B, and all and singular the reversions or remainders in and to said land and the tenements, hereditaments, easements, rights-of-way or use, rights (including alley, drainage, crop, timber, logging and cutting, agricultural, horticultural, mineral, water, oil and gas rights), privileges, royalties and appurtenances to said land, now or hereafter belonging or in anywise appertaining thereto, including any such right, title, interest in, to or under any agreement or right granting, conveying or creating, for the benefit of said land, any easement, right or license in any way affecting other property and in, to or under any streets, ways, alleys, vaults, gores or strips of land adjoining said land or any parcel thereof, or in or to the air space over said land, all rights of ingress and egress by motor vehicles to parking facilities on or with said land, and all claims or demands of Debtor, either at law or in equity, in possession or expectancy, of, in or to the same (all of the foregoing hereinafter collectively called the "Land").

2. **Improvements.** All buildings, structures, facilities and other improvements now or hereafter located on the Land, and all building material, building equipment and fixtures of every kind and nature now or hereafter owned by Debtor and located on the Land or attached to, contained in, or used in any such buildings, structures, facilities or other improvements (such fixtures collectively called the "Fixtures"), and all appurtenances and additions thereto and betterments, renewals, substitutions and replacements thereof, owned by Debtor or in which Debtor has or shall acquire an interest (all of the foregoing hereinafter collectively called the "Improvements").

3. **Equipment.** All chattels and articles of personal property, and all appurtenances and additions thereto and betterments, renewals, substitutions and replacements thereof, of every character and wherever situated, now or hereafter owned, constructed or acquired by Debtor or in which Debtor has or shall acquire an ownership interest, other than inventory, which is in any way belonging, relating or appertaining to, or located on the Land herein described or the buildings and improvements now erected or to be erected thereon, or used to intended to be used in connection with the Land, which is used in the operation of the buildings and improvements, situated thereon (the "Mortgaged Property"), or placed on any part thereof, though not attached thereto (all of the foregoing hereinafter collectively called the "Equipment"). Without limitation, Debtor hereby grants to Secured Party (if applicable) a security interest in and to all of Debtor's present and future Equipment, and Secured Party shall have, in addition to all rights and remedies provided in the Security Documents, all of the rights and remedies of a "Secured Party" under the Uniform Commercial Code of the State in which the Mortgaged Property is located.

Equipment shall include any and all fixtures, appliances, machinery and equipment of any nature whatsoever, partitions, screens, awnings, shades, blinds, curtains, and other articles of personal property at any time now or hereafter installed in, attached to or situated in or upon the Mortgaged Property, whether or not the personal property is or shall be affixed thereto, all to the extent owned by Debtor.

Without limiting the generality of the foregoing, the term Equipment shall also include all plants, furnaces, incinerating and power equipment, boilers, machinery, engines, stokers, pumps, heaters, tanks, compressors, dynamos, motors, electrical transformers, fittings, siding, pipe, pipe connections, conduits,

UNOFFICIAL COPY

ducts, partitions, communication systems, storm and screen windows, doors, furniture, furnishings, elevators and motors, built-in filing cabinets, shelves, water coolers, signs, tools, switchboards and all equipment, appliances and apparatus of every kind and description now or hereafter affixed or attached to or contained within and used or procured for use in connection with said buildings or improvements for heating necessary for operation, cooling, lighting, plumbing, lifting, cleaning, fire extinguishing and preventing, communication, ventilating, sprinkling, irrigating, refrigerating or air conditioning, or for providing water, gas, electricity or other services or for general operation of the buildings and improvements, or the plan or business situated or operated thereon, all to the extent owned by Debtor.

Such security interest shall extend to and include as well as any and all proceeds of such fixtures and personal property and any and all subsequently acquired fixtures and personal property by way of replacement, substitution, addition or otherwise, all materials and work in process and the proceeds thereof.

4. **General Intangibles.** In each case, solely to the extent the same relate to the ownership or operation of the Mortgaged Property: all now owned and hereafter acquired accounts, contract rights, chattel paper, general intangibles (including, but not limited to, all of Debtor's now existing or hereafter arising tax and duty refunds, prepaid expenses, all now owned or hereafter acquired patents, patent applications, trademarks, trademark applications copyrights, copyright applications, tradenames and tradestyles, license agreements, customer lists, blueprints, drawings and specifications relative to the rendering of services or the sale or manufacture of goods), documents and instruments, whether now owned or hereafter acquired by Debtor, Debtor's interest in the goods represented by all accounts and all returned, reclaimed or repossessed goods with respect hereto; all contracts and rights of Debtor for the sale of its shares, as applicable; all of Debtor's present and future rights as an unpaid vendor including stoppage in transit, replevin or reclamation; all additional amounts now or hereafter due to Debtor from any account Debtor and all construction funds irrespective of whether such additional amounts have been specifically assigned to Secured Party; all guarantees, mortgages on real and personal property, letters of credit, trust receipts, bankers' acceptances, choses in action or other agreements or property securing or relating to any of the items referred to above; all monies, deposits, securities, bank accounts, instruments, credits and other property now or hereafter held by Secured Party or any other entity which at any time participates in Secured Party's financing of Debtor, all licenses, permits, franchises, certificates and other rights, privileges and documents obtained in connection with or necessary in the operation of the Mortgaged Property; all plans and specifications, architectural contracts, construction contracts, all leases with respect to any part of the Mortgaged Property, and all rents, revenues, royalties, bonuses, accounts, issues and profits arising out of the operation of the Mortgaged Property; and all rights and remedies of Debtor under or in connection with such collateral.

5. **Proceeds and Awards.** All unearned premiums, accrued, accruing or to accrue under insurance policies relating to the Mortgaged Property now or hereafter obtained by Debtor, all proceeds of the conversion, voluntary or involuntary, of any of the property described in these paragraphs 1-4 above into cash or other liquidated claims, including proceeds of hazard, title and other insurance, and all judgments, damages, awards, settlements and compensation (including interest thereon) heretofore or hereafter made to the present and all subsequent owners of the Land, the improvements, the Equipment and/or any other property or rights encumbered or conveyed hereby for any injury to or decrease in the value thereof for any reason, or by any governmental or other lawful authority for the taking by eminent domain, condemnation or otherwise of all or any part thereof, including awards for any change of grade or streets.

UNOFFICIAL COPY

The collateral listed in this Exhibit A includes any monies on deposit for the payment of real estate taxes, insurance premiums or special assessments against the real estate described in Exhibit B and all of Debtor's right, title and interest in all proceeds paid for damage done to the collateral described in Exhibit A or the real estate described in Exhibit B and all of Debtor's right, title and interest in all proceeds of any award or claim for damages for any of the collateral described in this Exhibit A or the real estate described in Exhibit B taken or damaged under the power of eminent domain or by condemnation and all rents, issues and profits of and from the real estate described in Exhibit B and all of Debtor's right, title and interest in all leases or subleases of the real estate described in Exhibit B.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Store #Y313102
3160 MADISON STREET, OAK PARK, IL
Cook County

EXHIBIT B

LOT 13 (EXCEPT THE WEST 7 FEET THEREOF) AND ALL OF LOTS 14, 15, 16, 17, AND 18 IN THE RESUBDIVISION OF PART OF BLOCK 58 IN THE VILLAGE OF RIDGELAND AS SHOWN ON THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1890 AS DOCUMENT NUMBER 1392046 IN BOOK 48 OF PLATS PAGE 94 IN SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 16-03-318-004-0000
16-08-318-005-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT C

CJS Hoffman Estates, LLC, a Delaware limited liability company
CJS Chicago Harlem Ave, LLC, a Delaware limited liability company
CJS Joliet Collins St, LLC, a Delaware limited liability company
CJS Chicago 55th St, LLC, a Delaware limited liability company
CJS Aurora, LLC, a Delaware limited liability company
CJS Elgin, LLC, a Delaware limited liability company
CJS Downers Grove, LLC, a Delaware limited liability company
CJS Vernon Hills, LLC, a Delaware limited liability company
CJS Chicago Archer Ave, LLC, a Delaware limited liability company
CJS Plainfield, LLC, a Delaware limited liability company
CJS Naperville, LLC, a Delaware limited liability company
CJS Joliet Larkin Ave, LLC, a Delaware limited liability company
CJS Berwyn, LLC, a Delaware limited liability company
CJS Oak Park, LLC, a Delaware limited liability company
CJS Jack in the Box San Antonio, LLC, a Delaware limited liability company
CJS IHOP Victoria, LLC, a Delaware limited liability company
CJS Taco Cabana Houston, LLC, a Delaware limited liability company
CJS Jack in the Box Fort Worth, LLC, a Delaware limited liability company
CJS Checkers Ocala, LLC, a Delaware limited liability company
CJS Checkers Pensacola, LLC, a Delaware limited liability company
CJS Church's Pensacola, LLC, a Delaware limited liability company
CJS Burger King Cincinnati, LLC, a Delaware limited liability company
CJS Burger King Burbank, LLC, a Delaware limited liability company