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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2014 11:31 AM Pg: 1 of 4

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
BRONSON & KAHN LLC
150 NORTH WACKER DRIVE
SUITE 1400
CHICAGO, ILLINOIS 60606

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
OR
1b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
1c. MAILING ADDRESS
CITY
STATE
POSTAL CODE
COUNTRY
817 ELM STREET, SUITE 216
WINNETKA
IL 60093
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
OR
2b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
2c. MAILING ADDRESS
CITY
STATE
POSTAL CODE
COUNTRY

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
OR
3b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
3c. MAILING ADDRESS
CITY
STATE
POSTAL CODE
COUNTRY
555 SKOKIE BLVD, SUITE 555
NORTHBROOK
IL 60062
USA

4. COLLATERAL: This financing statement covers the following collateral:

ALL ASSETS OF DEBTOR AS FURTHER DESCRIBED ON EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

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 [] Agricultural Lien [] Non-UCC Filing
6b. Check only if applicable and check only one box:
7. ALTERNATIVE DESIGNATION (if applicable): [] Lessee/Lessor [] Consignee/Consignor [] Seller/Buyer [] Bailee/Bailor [] Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:
FILE WITH THE COOK COUNTY RECORDER



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**EXHIBIT A TO UCC FINANCING STATEMENT
OXFORD1 LLC 2941 CLARK SERIES, DEBTOR
BIXBY BRIDGE FUND II, LLC, SECURED PARTY**

All right, title and interest of Debtor in and to all tangible personal property (hereinafter referred to as "Personal Property"), owned by Debtor and now or at any time hereafter located in, on or at the Real Estate or Improvements described on Exhibit B attached hereto or used or useful in connection therewith, 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, gasoline, jet fuel, 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, 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;
- (x) all kitchen equipment, including refrigerators, ovens, dishwashers, range hoods and exhaust systems and disposal units;
- (xi) all laundry equipment, including washers and dryers;

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- (xii) all tractors, mowers, sweepers, snow removal equipment and other equipment used in maintenance of exterior portions of the Real Estate; 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 or third party contractors.

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 of Debtor's rights, title and interest in and to all reservation agreements and sales contracts, now existing or hereinafter entered into, pursuant to which Debtor agrees to sell all or any portion of the Property and the improvements to be hereinafter constructed thereon and all amendments and supplements thereto, which Debtor has, may have, or may subsequently directly or indirectly enter into and all proceeds of such agreements and contracts, including any down payments and earnest money deposits made under such contracts, whether held by a broker, escrowee, agent or Debtor and any escrows established for the closing of the transactions contemplated by such contracts.

All of Debtor's right, title and interest in and to all construction contracts, subcontracts, architectural contracts, engineering contracts, service contracts, maintenance contracts, management contracts, construction and other governmental consents, permits and licenses, surveys, plans, specifications, warranties, guaranties, the right to use any names and all amendments, modifications, supplements, and addenda thereto, which Debtor has, may have, or may subsequently directly or indirectly enter into, obtain or acquire in connection with the improvement, ownership, operation or maintenance of the Property.

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**EXHIBIT B TO UCC FINANCING STATEMENT
OXFORD1 LLC 2941 CLARK SERIES, DEBTOR
BIXBY BRIDGE FUND II, LLC, SECURED PARTY**

Legal Description

PARCEL 1:

LOT 13 IN THE HEIRS OF WILLIAM KNOKE'S SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1904 AS DOCUMENT NUMBER 3561510 IN BOOK 87 OF PLATS PAGE 27, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 14 (EXCEPT THAT PART OF SAID LOT 14 ON THE SOUTH SIDE THEREOF UPON WHICH IS ERECTED A PART OF THE NORTH WALL OF BUILDING NOW LOCATED ON LOT 15 OF SUBDIVISION HEREIN DESCRIBED) IN WILLIAM KNOKE AND OTHERS SUBDIVISION OF PART OF BLOCK 1 IN SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1904 AS DOCUMENT NUMBER 3527220 IN BOOK 86 OF PLATS PAGE 35, IN COOK COUNTY, ILLINOIS.

PIN: 14-28-111-046

COMMONLY KNOWN AS: 2941 N. Clark Street, Chicago, IL 60657