



UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

Doc#: 1428857135 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2014 11:26 AM Pg: 1 of 6

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
OXFORD1 LLC 2060 CLARIDGE SERIES

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
BIXBY BRIDGE FUND II, LLC

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

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

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

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**EXHIBIT A TO UCC FINANCING STATEMENT
OXFORD1 LLC 2060 CLARIDGE 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.

UNOFFICIAL COPY**EXHIBIT B TO UCC FINANCING STATEMENT
OXFORD1 LLC 2060 CLARDIGE SERIES, DEBTOR
BIXBY BRIDGE FUND II, LLC, SECURED PARTY****Legal Description****PARCEL 1:**

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 31

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1344.50 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 1174.48 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE

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(KNOWN AS 2052 AND 2060 CLARIDGE COURT) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT NINE (9) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 55.50 FEET; 2) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 11.33 FEET; 3) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 2.37 FEET; 4) NORTH 78 DEGREES 53 MINUTES 23 SECONDS WEST, 7.54 FEET; 5) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 10.92 FEET; 6) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 2.00 FEET; 7) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 4.00 FEET; 8) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 8.04 FEET; 9) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 17.25 FEET TO THE CENTERLINE OF A PARTY WALL. THENCE NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST ALONG THE CENTERLINE OF THE PARTY WALL 52.82 FEET; THENCE ALONG THE NEXT FOUR (4) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 7.08 FEET; 2) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 5.00 FEET; 3) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 20.17 FEET; 4) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 25.42 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 21.58 FEET TO THE PLACE OF BEGINNING, CONTAINING 2509 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2060 CLARIDGE COURT, NORTHBROOK, ILLINOIS 60062.

PARCEL 2:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL 3:

EASEMENTS APPURTENANT TO PARCELS 2A AND 2B FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION. LIMITED COMMON AREA FOR BUILDING SITE 31 THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST . ALONG THE EAST LINE OF SAID LOT 1 A

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DISTANCE OF 1344.50 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 1174.48 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2052 AND 2060 CLARIDGE COURT) THENCE SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST ALONG THE EXTERIOR FOUNDATION WALL, 55.50 FEET, FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG AN EXTENTION OF LAST SAID FOUNDATION LINE SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 17.75 FEET; THENCE NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 31.54 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 8.04 FEET; 2) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 4.00 FEET; 3) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 2.00 FEET; 4) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 10.92 FEET; 5) SOUTH 78 DEGREES 53 MINUTES 23 SECONDS EAST, 7.54 FEET; 6) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 2.37 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 11.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 04-14-301-038

COMMONLY KNOWN AS: 2060 Claridge Court, Northbrook, IL 60062