

# UNOFFICIAL COPY



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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/19/2014 02:17 PM Pg: 1 of 7

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Catherine J. Jenssen (860) 392-5017</b>
B. E-MAIL CONTACT AT FILER (optional) <b>cjenssen@cfjblaw.com</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <b>Carlton Fields Jordan Burt One State Street, Suite 1800 Hartford, CT 06103</b>

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 <b>TST 525 WEST MONROE, L.L.C.</b>	FIRST PERSONAL NAME		ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 1b. INDIVIDUAL'S SURNAME					
1c. MAILING ADDRESS <b>C/O Tishman Speyer, 45 Rockefeller Plaza</b>	CITY <b>New York</b>	STATE <b>NY</b>	POSTAL CODE <b>10111</b>	COUNTRY <b>USA</b>	

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	FIRST PERSONAL NAME		ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 2b. INDIVIDUAL'S SURNAME					
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 <b>TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA</b>	FIRST PERSONAL NAME		ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 3b. INDIVIDUAL'S SURNAME					
3c. MAILING ADDRESS <b>730 Third Avenue</b>	CITY <b>New York</b>	STATE <b>NY</b>	POSTAL CODE <b>10017</b>	COUNTRY <b>USA</b>	

4. COLLATERAL: This financing statement covers the following collateral:  
**All of the collateral more particularly described in Schedule A attached hereto, relating to real property located in the City of Chicago, County of Cook and State of Illinois and more particularly described in Exhibit A attached hereto.**

This financing statement covers, among other collateral, goods which are or are to become fixtures and is to be recorded in the real property records.

To be recorded with the Official Records of Cook County, Illinois.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser	
8. OPTIONAL FILER REFERENCE DATA: <b>TIAA/Monroe (Cook County)</b>	

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**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 <input type="checkbox"/>	
9a. ORGANIZATION'S NAME TST 525 WEST MONROE, L.L.C.	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

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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:

525 West Monroe Street  
Chicago, Illinois

More fully described in Exhibit A attached hereto.

17. MISCELLANEOUS:

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## SCHEDULE A

**DEBTOR:** TST 525 WEST MONROE, L.L.C.

**SECURED PARTY:** TEACHERS INSURANCE AND ANNUITY  
ASSOCIATION OF AMERICA

All of Debtor's right, title and interest in an estates now or in the future owned or held by Debtor (the "**Property**"): **Property of Cook County Clerk's Office**

- (i) Debtor's interest in the real property located in the City of Chicago, County of Cook, State of Illinois, more particularly described in **Exhibit A** (the "**Land**");
- (ii) all buildings and improvements located on the Land (the "**Improvements**");
- (iii) all easements; rights of way or use, including any rights of ingress and egress; streets, roads, ways, sidewalks, alleys and passages; strips and gores; sewer rights; water, water rights, water courses, riparian rights and drainage rights; air rights and development rights; oil and mineral rights; and tenements, hereditaments and appurtenances, in each instance adjoining or otherwise appurtenant to or benefiting the Land or the Improvements;
- (iv) all General Intangibles (including Software) and Goods, related to, attached to, contained in or used in connection with the Land or the Improvements (excluding personal property owned by tenants);
- (v) all agreements, ground leases, grants of easements or rights-of-way, permits, declarations of covenants, conditions and restrictions, disposition and development agreements, planned unit development agreements, cooperative, condominium or similar ownership or conversion plans, management, leasing, brokerage or parking agreements or other material documents affecting Debtor or the Property, including the documents described on Exhibit B to the Mortgage, Assignments of Leases and Rents, Security Agreement and Fixture Filing executed by Debtor in favor of Secured Party (as the same may from time to time hereafter be modified, supplemented or amended (the "**Mortgage**") but expressly excluding the Leases (the "**Property Documents**");


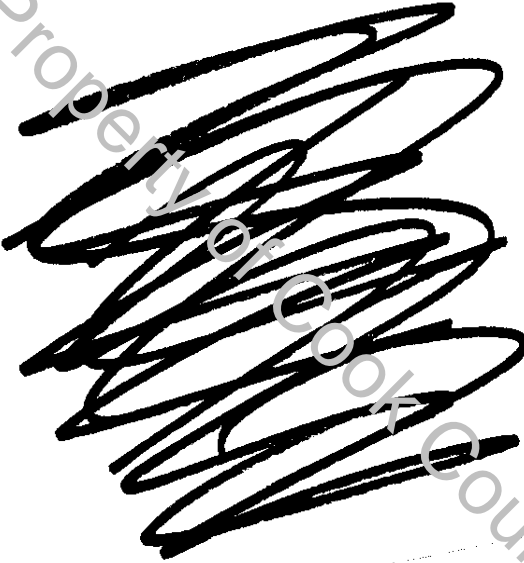
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- (vi) all Inventory held for sale, lease or resale or furnished or to be furnished under contracts of service, or used or consumed in the ownership, use or operation of the Property and all Property Documents evidencing any part of any of the foregoing;
- (vii) all Accounts, Documents, Goods, Instruments, money, Deposit Accounts, Chattel Paper, Letter-of-Credit Rights, Investment Property, General Intangibles and Supporting Obligations relating to the Property, including all deposits held from time to time by the Depository as defined in that certain Loan Agreement between Secured Party and Debtor (the "Loan Agreement") to provide reserves for Taxes and Assessments together with interest credited thereon and all accounts established to maintain the deposits together with investments thereof and interest credited thereon;
- (viii) all awards and other compensation paid after the date of the Mortgage for any Condemnation;
- (ix) all proceeds of and all unearned premiums on the Policies;
- (x) all licenses, certificates of occupancy, contracts, management agreements, operating agreements, operating covenants, franchise agreements, permits and variances relating to the Property;
- (xi) all books, records and other information, wherever located, which are in Debtor's possession, custody or control or to which Debtor is entitled at law or in equity and which are related to the Property, including all computer hardware and software or other equipment used to record, store, manage, manipulate or access the information; and
- (xii) all after-acquired title to or remainder or reversion in any of the property described in this Section; all proceeds (excluding, however, sales or other dispositions of Inventory in the ordinary course of the business of operating the Land or the Improvements), replacements, substitutions, products, accessions and increases of or for the Property; all additions, accessions and extensions to, improvements of or for the Property; and all additional lands, estates, interests, rights or other property acquired by Debtor after the date of the Mortgage for use in connection with the Land or the Improvements, all without the need for any additional mortgage, assignment, pledge or conveyance to Secured Party but Debtor will execute and deliver to Secured Party, upon Secured Party's request, any documents reasonably requested by Secured Party to further evidence the foregoing, provided, that, no such additional documents shall increase Debtor's liability or decrease Debtor's rights under the Mortgage other than in de minimis amounts.

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Capitalized terms used in this Schedule A and not otherwise defined have the meanings ascribed to them in the Loan Agreement and the Uniform Commercial Code as in effect in the State of Illinois.

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 2 AND 3 (EXCEPT FROM SAID LOT 3 PART USED AS ALLEY) IN BLOCK 50 IN THE SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,

LOTS 1 TO 9 IN J. D. P. OGDEN'S SUBDIVISION OF LOT 4 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,

LOTS 1 TO 5 IN M. MCNEILL'S SUBDIVISION OF LOT 1 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

THE VACATED 9-1/2 FOOT ALLEY WEST OF AND ADJOINING LOTS 1 TO 9 IN J. D. P. OGDEN'S SUBDIVISION AFORESAID AND EAST OF AND ADJOINING LOT 3 IN BLOCK 50 IN SCHOOL SECTION ADDITION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

NOTE; SAID LAND DESCRIBED ABOVE MAY ALSO BE DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN M. MCNEILL'S SUBDIVISION OF LOT 1 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO; THENCE PROCEEDING IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF LOTS 1 TO 5 IN M. MCNEILL'S SUBDIVISION AFORESAID TO THE SOUTHWEST CORNER OF LOT 5 IN MCNEILL'S SUBDIVISION AFORESAID; THENCE PROCEEDING IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF LOT 5 IN M. MCNEILL'S SUBDIVISION AFORESAID, BEING ALSO A POINT ON THE WEST LINE OF LOT 2 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO; THENCE PROCEEDING IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE PROCEEDING IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF LOTS 2 AND 3 TO THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOT 3 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO

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CHICAGO AND THE SOUTH LINE OF LOT 9 IN J. D. P. OGDEN'S SUBDIVISION OF LOT 4 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE PROCEEDING IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF LOTS 1 TO 9 IN J. D. P. OGDEN'S SUBDIVISION AFORESAID TO THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE PROCEEDING IN THE WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 1 IN J. D. P. OGDEN'S SUBDIVISION AFORESAID AND THE NORTH LINE OF THE VACATED ALLEY, LYING WEST OF AND ADJOINING LOTS 1 TO 9 IN J. D. P. OGDEN'S SUBDIVISION AFORESAID TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO; THENCE CONTINUING IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOTS 2 AND 3 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO AND THE NORTH LINE OF LOT 1 IN M. MCNEILL'S SUBDIVISION OF LOT 1 IN BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION, ALL IN COOK COUNTY, ILLINOIS.

525 West Monroe Street  
Chicago, IL 60661

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17-16-108-031-0000