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Doc#: 1525710068 Fee: \$56.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2015 12:32 PM Pg: 1 of 10

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Kenneth J. Wessel, 248-290-5250
B. E-MAIL CONTACT AT FILER (optional) kenneth.wessel@pillarfinance.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Kenneth J. Wessel 33 Bloomfield Hills Parkway, Suite 125 Bloomfield, MI 48304

CT-165A7729052214L

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 UCA II LLC			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE COUNTRY
180 N. LaSalle Street, Suite 2505	Chicago	IL	60601 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 Pillar Capital Finance LLC			
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE COUNTRY
33 Bloomfield Hills Parkway, Suite 125	Bloomfield Hills	MI	48304 USA

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

See Exhibit A attached hereto for a description of the collateral.

See Exhibit B attached hereto for a description of the real estate to which certain of the collateral relates.

Either Secured Party, acting alone, is authorized to file continuation statements with respect to this financing statement.

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/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:
a.k.a. Circle Park Apartments, FHA Project# 071-11376 - County Copy

CT-165A7729052214L

LCRD REVIEWER *[Signature]*

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

UCA II LLC

OR
9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY10. 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

Secretary of Housing and Urban Development

OR
11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

77 West Jackson Boulevard

CITY

Chicago

STATE

IL

POSTAL CODE

60604

COUNTRY

USA

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 Exhibit B attached hereto

17. MISCELLANEOUS:

a.k.a. Circle Park Apartments, FHA Project# 071-11376 - County Copy

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Exhibit A

All of the Debtor's present and future right, title, and interest in and to all of the following described property and interests in property (whether now owned or existing or hereafter acquired, arising or created), to the fullest extent such property and interests in property may, under applicable law, be subject to a security interest under the Uniform Commercial Code:

a. **The Collateral Property.** All of the "Collateral Property," which is defined as the Mortgaged Property (as defined below) except the Land (as defined below); and

b. **Products and Proceeds.** All products and cash proceeds and non-cash proceeds of any of the Collateral Property.

As used herein, the "Mortgaged Property" means all of the following:

1. **Land.** The land and/or estate in realty described in Exhibit B to this UCC Financing Statement (the "Land");
2. **Improvements.** The buildings, structures, and alterations now constructed or at any time in the future constructed or placed upon the Land, including any future replacements and additions (the "Improvements");
3. **Fixtures.** All property or goods that are or become so related or attached to the Land or the Improvements that an interest arises in them under real property law, whether acquired now or in the future, excluding all tenant owned goods and property, and including but not limited to: machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring and conduits used in connection with radio, television, computers, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposals, washers, dryers, and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs, and floor and wall coverings; fences, trees and plants; swimming pools; playground and exercise equipment, and classroom furnishings and equipment (the "Fixtures");
4. **Personalty.** All equipment, inventory, and general intangibles (the "Personalty"). The definition of "Personalty" includes furniture, furnishings, machinery, building materials, appliances, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software) and other tangible or electronically stored personal property (other than Fixtures) that are owned, leased or used by Debtor now or in the future in connection with the ownership, management or operation of the Land or the Improvements or are located on the Land or in the

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Improvements, and any operating agreements relating to the Land or the Improvements, and any surveys, plans and specifications and contracts for architectural, engineering, and construction services relating to the Land or the Improvements, choses in action and all other intangible property and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all certifications, approvals and governmental permits relating to any activities on the Land. Generally, intangibles shall also include all cash and cash escrow funds, such as but not limited to: replacement reserve funds, bank accounts, residual receipts funds, and investments;

5. **Other Rights.** All current and future rights, including air rights, development rights, zoning rights, and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Land or the Improvements, or both, and all rights-of-way, streets, alleys, and roads which may have been or may in the future be vacated;
6. **Insurance Policies and Proceeds.** All insurance policies covering the Mortgaged Property, and all proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty, or any other part of the Mortgaged Property, whether or not Debtor obtained such insurance policies pursuant to Secured Party's requirement;
7. **Awards.** All awards, payments and other compensation made or to be made by any Governmental Authority (as defined below) with respect to the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof. As used herein, "Governmental Authority" means any board, commission, department or body of any municipal, county, state, tribal or federal governmental unit, including any U.S. territorial government, and any public or quasi-public authority, or any subdivision of any of them, that has or acquires jurisdiction over the Mortgaged Property, including the use, operation or improvement of the Mortgaged Property;
8. **Contracts.** All contracts, options, and other agreements for the sale of the Land, the Improvements, the Fixtures, the Personalty, or any other part of the Mortgaged Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;
9. **Other Proceeds.** All proceeds (cash or non-cash), liquidated claims, or other consideration from the conversion, voluntary or involuntary, of any of the Mortgaged Property, and the right to collect such proceeds, liquidated claims, or other consideration;

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10. **Rents.** All rents (whether from residential or non-residential space), revenues, issues, profits, (including carrying charges, maintenance fees, and other cooperative revenues, and fees received from leasing space on the Mortgaged Property), and other income of the Land or the Improvements, gross receipts, receivables, parking fees, laundry and vending machine income, and fees and charges for food and other services provided at the Mortgaged Property, whether now due, past due, or to become due, Residual Receipts, and escrow accounts, however and whenever funded and wherever held;
11. **Leases.** All present and future leases, subleases, licenses, concessions or grants, or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Mortgaged Property, or any portion of the Mortgaged Property (including but not limited to proprietary leases, non-residential leases, or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions, or renewals ("Leases"). Ground leases that create a leasehold interest in the Land and where the Debtor's leasehold is security for the loan from Secured Party to Debtor are not included in this definition;
12. **Other.** All earnings, royalties, instruments, accounts, accounts receivable, supporting obligations, issues and profits from the Land, the Improvements, or any other part of the Mortgaged Property, and all undisbursed loan proceeds; and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;
13. **Imposition Deposits.** All deposits made with Secured Party by Debtor for payments of the following (collectively, "Impositions"): mortgage insurance premiums (or monthly service charges in lieu thereof), ground rents, premiums on policies of fire and other property insurance, water rates, Taxes (as defined below), and municipal/government utility charges and special assessments; all other required escrows and deposits, including any replacement reserves; and deposits as may be required by any Collateral Agreement (as defined below). As used herein, "Taxes" means all taxes, assessments, vault rentals, and other charges, if any, general, special, or otherwise, including all assessments for schools, public betterments, and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, could become a lien on the Land or the Improvements; and "Collateral Agreement" means any separate agreement between Debtor and Secured Party for the purpose of establishing replacement reserves for the Mortgaged Property, establishing an account to assure the completion of repairs or improvements specified in that agreement, or any other agreement or agreements between Debtor and Secured Party which provide for the establishment of any other fund, reserve, or account, including but not limited to those reserves and escrows required by the United States Department of Housing and Urban Development;
14. **Refunds or Rebates.** All refunds or rebates of Impositions by any Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which the security instrument securing the loan from Secured Party to Debtor is dated);

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15. **Tenant Security Deposits.** All forfeited tenant security deposits under any Lease;
16. **Names.** All names under or by which any of the above Mortgaged Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Mortgaged Property;
17. **Collateral Agreement Deposits and/or Escrows.** All deposits and/or escrows held by or on behalf of Secured Party under Collateral Agreements; and
18. **Litigation Proceeds.** All awards, payments, settlements, or other compensation resulting from litigation involving the Mortgaged Property.

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Exhibit B

Legal Description

Situated in the City of Chicago, County of Cook, State of Illinois, is described as follows:

Parcel 1:

Lots 61 to 77, inclusive, and lots 81 to 106, inclusive, and lots 111 to 120, inclusive, in Thomas Stinson's subdivision of block 48 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, range 14, East of the third principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 to 5, inclusive, in Tierney and Brennan's subdivision of lots 107, 108, 109 and 110 in block 48 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the third principal Meridian, in Cook County, Illinois.

Parcel 3:

Lots 13 to 45, inclusive, and lots 52 to 60, inclusive, and lots 64 to 69, inclusive, and lot 76 (except the north 18.0 feet thereof) in the subdivision of Block 49 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Lots 1 through 6, and the 3 foot private walkway adjoining said lots, in the subdivision of lots 61 to 63 in the subdivision of block 49 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the third principal Meridian, in Cook County, Illinois.

Parcel 5:

Lot 1 (except the north 18.0 feet thereof), and lots 2 to 19, inclusive, in Oliver's subdivision of lots 5 to 12, inclusive, in block 49 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

All of the vacated East-West 12 foot alley lying South of and adjoining lots 81 to 100, inclusive, in Thomas Stinson's subdivision of Block 48 in Canal Trustees subdivision of the West 1/2, and

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the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7:

All of the vacated East-West 16 foot alley lying South of and adjoining lots 29 through 44, inclusive, in the subdivision of block 49 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

Parcel 8:

All of the vacated East-West 16 foot alley lying North of and adjoining lot 45, and lots 52 to 60, inclusive, in the subdivision of Block 49 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 9:

All of the vacated North-South 20 foot alley lying east of and adjoining the east lines of lots 1 through 9 (except the north 18.0 feet thereof), lots 10 through 13, and lot 19 and the East line thereof extended North, in Oliver's subdivision of lots 5 to 12 of Block 49 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 10:

All of the vacated East-West 16 foot alley lying south of and adjoining lot 13 in said Oliver's subdivision.

Parcel 11:

that part of vacated West Grenshaw Street, lying West of the West Line of South Loomis Street, extended North and South, and lying East of the East line of South Laflin Street, extended North and South, except the North 18.50 feet thereof lying South of and adjoining lots 78, 79 and 80 in Thomas Stinson's subdivision of block 48 of Canal Trustees subdivision.

Parcel 12:

that part of vacated West Grenshaw Street lying east of the East Line of South Ashland Boulevard, as widened, extended, and West of the West line extended, of South Laflin Street, except the north 20.0 feet thereof lying South of and adjoining lots 46 to 51, inclusive, in the subdivision of block 49 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of said section 17 in Cook County, Illinois.

Parcel 13:

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The North 18.0 feet of Lot 1 and that part of the vacated North-South 20 foot alley lying East of and adjoining the North 18.0 feet of lot 1 in Oliver's subdivision of lots 5 to 12, inclusive, in Block 49 in Canal Trustees subdivision, lots 3 and 4 in Block 49 of Canal Trustees subdivision and lots 1 to 7, inclusive, and the private alleys adjoining said lots 1 to 7, inclusive, in the subdivision of Lots 1 and 2 in Block 49 in Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 14:

Lots 46 to 51, inclusive, the 16 foot vacated alley lying North of and adjoining said lots 46 to 51, inclusive, the North 20 feet of vacated West Grenshaw Street lying South of and adjoining said lots 46 to 51, inclusive, and lots 70 to 75, inclusive, (except the north 18.0 feet of lots 74, 75, and except the North 18.0 feet of the West 14.0 feet of lot 73) in the subdivision of Block 49 in Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, range 14, East of the third principal Meridian, in Cook County, Illinois.

Parcel 15:

Lots 78, 79, and 80 in Thomas Stinson's subdivision of block 48 of Canal Trustees subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, and the North 18.50 feet of vacated West Grenshaw Street lying South of and adjoining said lots 78, 79, and 80, all in Township 39 North, Range 14, East of the third principal Meridian, in Cook County, Illinois.

Informational Notes:

Permanent Real Estate Index No.:

17-17-324-028-0000
1101 S Ashland Ave

17-17-324-029-0000
2338 W Warren Blvd

17-17-327-051-0000
1520 W Filmore St

17-17-327-052-0000
17-17-327-054-0000
1111 S Ashland Ave

17-17-327-053-0000
1109 S Ashland Ave

17-17-328-045-0000

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1111 W Roosevelt Rd

17-17-328-062-0000

17-17-328-063-0000

0 W Grenshaw Ave

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RECORDER OF DEEDS
SCANNED BY _____

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