

UNOFFICIAL COPY



1611917019

Doc#: 1611917019 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2016 11:16 AM Pg: 1 of 6

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Phone: (800) 331-3282 Fax: (818) 662-4141	
B. E-MAIL CONTACT AT FILER (optional) CLS-CTLS_Glendale_Customer_Service@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 266208 - DUANE	
CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	53619963 ILIL FIXTURE

File with: Cook, IL

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 1000 South Michigan Equities LLC						
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS c/o JK Equities, LLC, 2 Seaview Boulevard, Suite 102			CITY Port Washington	STATE NY	POSTAL CODE 11050	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						
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 First American Bank						
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS 1650 Louis Avenue			CITY Elk Grove Village	STATE IL	POSTAL CODE 60007	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
See description of collateral on Exhibit A attached hereto.

Yes
 No
 P
 S
 M
 SC
 E
 IN

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:
53619963 R0116-00131

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
1000 South Michigan Equities 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:

Parcel ID:

17-15-307-001-0000; 17-15-307-002-0000;
17-15-307-011-0000; 17-15-307-017-0000;
17-15-307-018-0000; 17-15-307-023-0000;
17-15-307-024-0000

See description of real estate on Exhibit B attached hereto.

17 MISCELLANEOUS: 53619963 IL-01 266208 - DUANE MORRIS LLP

First American Bank

File with: Cook, IL

R0116-00131

UNOFFICIAL COPY

EXHIBIT A TO UCC FINANCING STATEMENT

Debtor:

1000 South Michigan Equities LLC
 c/o JK Equities, LLC
 2 Scaview Boulevard
 Suite 102
 Port Washington, New York 11050

Secured Party:

First American Bank
 1650 Louis Avenue
 Elk Grove Village, Illinois 60007

Collateral

All of Debtor's estate, right, title and interest, whether now or hereafter acquired, in and to the real estate described in Exhibit B attached hereto and made a part hereof (the "**Premises**"), together with the following described property, whether now or hereafter acquired (the Premises, together with a security interest in and a lien on the following described property being hereinafter referred to collectively as the "**Mortgaged Property**"), all of which other property is hereby pledged on a parity with the Premises and not secondarily:

(a) All buildings and other improvements of every kind and description now or hereafter erected or placed thereon and all materials intended for construction, reconstruction, alteration and repair of such improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the Mortgaged Property immediately upon the delivery thereof to the Premises;

(b) All right, title and interest of Debtor in the Premises, if any, including, without limitation, any after-acquired title or reversion, in and to the beds of the ways, streets, avenues, sidewalks and alleys adjoining the Premises;

(c) Each and all of the tenements, hereditaments, easements, appurtenances, passages, waters, water courses, riparian rights and any and all other rights, liberties and privileges of the Premises or in any way now or hereafter appertaining thereto, including homestead and any other claim at law or in equity, as well as any after-acquired title, franchise or license and the reversions and remainders thereof;

(d) All leases now or hereafter on or affecting the Premises, whether written or oral, and all agreements for use of the Premises, including, without limitation, that certain Lease Agreement dated November 1, 2007 between Debtor, as lessor (as successor to First American Bank, not personally or individually, but solely as Trustee under Trust Agreement dated April 6, 2009 and known as Trust No. 1-09-111 ("**Trust 1-09-111**"), as successor to Renaissance 1000 South Michigan LLC), and Central Parking System, Inc., a Tennessee corporation, as lessee, as amended by the First Amendment to Lease Agreement between Trust 1-09-111, as lessor, and Central Parking System, Inc., as lessee, dated as of March 14, 2016, together with all rents, issues, deposits, profits and all accounts relating to the Premises and other benefits now or hereafter arising from or in respect of the Premises accruing and to accrue from the Premises and the avails thereof;

UNOFFICIAL COPY

(e) All fixtures and personal property now or hereafter owned by Debtor and attached to, contained in or used in connection with the Premises or the aforesaid improvements thereon, including, without limitation, any and all air conditioners, antennae, appliances, apparatus, awnings, basins, bathtubs, boilers, bookcases, cabinets, carpets, coolers, curtains, dehumidifiers, disposals, doors, drapes, dryers, ducts, elevators, engines, equipment, escalators, fans, fittings, floor coverings, furnaces, furnishings, furniture, hardware, heaters, humidifiers, incinerators, inventory, lighting, machinery, motors, ovens, pipes, plumbing, pumps, radiators, ranges, recreational facilities, refrigerators, screens, security systems, shades, shelving, sinks, sprinklers, stoves, toilets, ventilators, wall coverings, washers, windows, window coverings, wiring and all renewals or replacements thereof or articles in substitution therefor, whether or not the same be attached to such improvements, all such property owned by Debtor and placed on the Premises or used in connection with the operation or maintenance thereof to be deemed, so far as permitted by law, to be part of the real estate constituting and located on the Premises;

(f) All judgments, insurance proceeds, awards of damages and settlements which may result from any damage to all or any portion of the Premises and the other Mortgaged Property, or any part thereof, or to any rights appurtenant thereto;

(g) All compensation awards, damages, claims, rights of actions and proceeds of or on account of (i) any damage or taking, pursuant to the power of eminent domain, of the Premises and the other Mortgaged Property or any part thereof, (ii) damage to all or any portion of the Premises and the other Mortgaged Property by reason of the taking, pursuant to the power of eminent domain, of all or any portion of the Premises and the other Mortgaged Property or of other property, or (iii) the alteration of the grade of any street or highway on or about the Premises and the other Mortgaged Property or any part thereof;

(h) All accounts relating to the Premises, contract rights, general intangibles, actions and rights in action, including, without limitation, all rights to insurance proceeds and unearned premiums arising from or relating to damage to the Premises or the other Mortgaged Property or any part thereof;

(i) All proceeds, products, replacements, additions, substitutions, renewals and accessions of and to the Premises or the other Mortgaged Property;

(j) All building materials and goods which are procured or to be procured for use on or in connection with the Mortgaged Property, whether or not such materials and goods have been delivered to the Premises;

(k) All plans, specifications, architectural renderings, drawings, licenses, permits, soil test reports, other reports of examinations or analyses, contracts for services to be rendered to Debtor, or otherwise in connection with the Mortgaged Property and all other property, contracts, reports, proposals, and other materials now or hereafter existing in any way relating to the Premises or the other Mortgaged Property or construction of additional improvements thereto;

UNOFFICIAL COPY

- (l) All real estate tax refunds and other related refunds for the Premises; and
- (m) The proceeds from any sale, transfer, pledge or other disposition of any or all of the foregoing described Mortgaged Property.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B TO UCC FINANCING STATEMENT

Debtor:

1000 South Michigan Equities LLC
c/o JK Equities, LLC
2 Seaview Boulevard
Suite 102
Port Washington, New York 11050

Secured Party:

First American Bank
1650 Louis Avenue
Elk Grove Village, Illinois 60007

Legal Description of Premises

PARCEL 1:

THE NORTH 2/3 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO,
(EXCEPTING THEREFROM:

LOT 1; LOT 4 EXCEPT THE SOUTH 1/3 THEREOF, THE EAST 60.00 FEET OF LOT 2;
THE EAST 60.00 FEET OF LOT 3 EXCEPT THE SOUTH 1/3 THEREOF, AND EXCEPTING
THEREFROM A STRIP OF LAND, 1.33 FEET WIDE NORTH OF AND ADJOINING LOT
10 IN C. L. HARMON'S SUBDIVISION OF THE SOUTH 1/3 OF SAID BLOCK 20) LYING
EAST OF THE WEST LINE OF THE EAST 60 FEET OF LOTS 2 AND 3 AFORESAID, AND
ITS SOUTHERLY EXTENSION, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF
PARCEL 1, AS GRANTED BY ORDER OF JUDGMENT DECLARING EASEMENTS IN
CASE 2013CH03719, AND AS DESCRIBED IN PARAGRAPH B OF SAID COURT ORDER,
RECORDED AUGUST 22, 2014 AS DOCUMENT 1423413017, OVER THE FOLLOWING
DESCRIBED PROPERTY:

THE WEST 30.00 FEET OF THE EAST 90 FEET OF THE NORTH 199.15 FEET OF LOTS 2,
3 AND 6 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN
FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NOS.:

17-15-307-001-0000; 17-15-307-002-0000; 17-15-307-011-0000;
17-15-307-017-0000; 17-15-307-018-0000; 17-15-307-023-0000;
and 17-15-307-024-0000

COMMON ADDRESS:

1000 South Michigan Avenue, Chicago, Cook County, Illinois