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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

Doc#: 1615916059 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2016 03:51 PM Pg: 1 of 6

A. NAME & PHONE OF CONTACT AT FILER (optional)
Michael A. Valinetz

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGEMENT TO: (Name and Address)
Michael A. Valinetz
Wooden McLaughlin LLP
One Indiana Square, Suite 1800
Indianapolis, Indiana 46204-4208

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
FJ APARTMENTS L.P.

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

1c. MAILING ADDRESS
566 WEST LAKE STREET

CITY	STATE	POSTAL CODE	COUNTRY
CHICAGO	IL	60661	US

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
P/R MORTGAGE & INVESTMENT CORP.

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

3c. MAILING ADDRESS
11555 NORTH MERIDIAN STREET, SUITE 400

CITY	STATE	POSTAL CODE	COUNTRY
CARMEL	IN	46032	US

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

See Addendum, Extension Sheet and Exhibit "A" attached hereto and by reference incorporated herein.

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 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/Bilor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA

RECORDER OF COOK COUNTY, ILLINOIS, HUD PROJECT NO. 071-11393

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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	FJ APARTMENTS L.P.
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 <u>one</u> 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.	<input checked="" type="checkbox"/> ADDITIONAL SECURED PARTY'S NAME <u>or</u> ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)			
	11a. ORGANIZATION'S NAME			
OR	SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR			
	11b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
11c. MAILING ADDRESS				
CHICAGO REGIONAL OFFICE, REGION V, 77 WEST JACKSON BOULEVARD		CITY CHICAGO	STATE IL	POSTAL CODE 60604-3507
	COUNTRY US			

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):				

13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable).	14. This FINANCING STATEMENT: <input type="checkbox"/> covers time to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> 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: <div style="text-align: center; font-weight: bold; padding: 10px;"> See Extension Sheet and Exhibit "A" attached hereto and by reference incorporated herein. </div>
17. MISCELLANEOUS:	

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UCC FINANCING STATEMENT EXTENSION SHEET

This Financing Statement covers the following types or items of property:

All estates, rights, title and interest which Debtor now has or may later acquire in and to the following properties, rights and interests:

- (1) the estate in realty described in Exhibit A attached hereto and by reference made a part hereof (the "**Land**");
- (2) the buildings, structures, and alterations now constructed or at any time in the future constructed or placed upon the Land (the "**Improvements**"), including any future replacements and additions the Improvements;
- (3) all property or goods that 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; telephonic 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) all equipment, inventory, and general intangibles, including but not limited to 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 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; also include all cash and cash escrow funds, such as but not limited to any reserve for replacement accounts, bank accounts, residual receipts accounts, and investments (the "**Personalty**");
- (5) 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

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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) all insurance policies covering the Land, Improvements, Fixtures, Personalty and any other items described herein (such Land, Improvements, Fixtures, Personalty and any other items described herein are sometimes referred to as 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) all awards, payments and other compensation made or to be made by 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 ("**Governmental Authority**"), including the use, operation or improvement of the Mortgaged Property 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;

(8) 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) 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;

(10) 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 ("**Rents**");

(11) 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. (Ground leases that create a leasehold interest in the Land and where the Debtor's leasehold is security for the Loan are not included in this definition) ("**Leases**");

(12) 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 proceeds of the loan from Secured Party to Debtor

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(the "**Loan**") and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

(13) all amounts held in escrow by Secured Party or other parties for payment of taxes, insurance premiums, ground rents, assessments and other matters (the "**Impositions**") in conjunction with the Loan;

(14) 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 this document is filed or recorded);

(15) all forfeited tenant security deposits under any Lease;

(16) 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) all deposits and/or escrows held by or on behalf of Secured Party under 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 Department of Housing and Urban Development, the insurer of the Loan;

(18) all awards, payments, settlements or other compensation resulting from litigation involving the Mortgaged Property; and

(19) all additions, accessions and accretions to replacements and substitutions for, products thereof and any and all cash and non-cash proceeds therefrom, which proceeds include but are not limited to (i) any and all types of collateral heretofore described and (ii) any and all types of collateral in which a security interest may be perfected by filing in the Office of the Recorder of Cook County, Illinois.

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EXHIBIT A

Legal Description

***PARCEL 1:

LOT 15 IN BLOCK 40 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER LYING EAST OF RIDGE ROAD, OF SECTION 31; ALSO ALL OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32; ALSO ALL OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1872 AS DOCUMENT NUMBER 55227 IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO. 11-32-116-016-0000, vol. 507

Address: 1420 Farwell Avenue, Chicago, Illinois

PARCEL 2:

LOT 15 (EXCEPT THE WEST 45 FEET THEREOF) IN BLOCK 13 IN BIRCHWOOD BEACH, A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1890 AS DOCUMENT NUMBER 1326212 IN COOK COUNTY, ILLINOIS.***

PERMANENT REAL ESTATE INDEX NO. 11-29-114-011-0000, vol. 505

Address: 1345 Jarvis Avenue, Chicago, Illinois

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