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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

Doc# 1705834089 Fee \$52.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2017 03:29 PM PG: 1 OF 8

A. NAME & PHONE OF CONTACT AT FILER (optional) Harrison C. Smith, Esq.
B. E-MAIL CONTACT AT FILER (optional) hsmith@krooth.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Harrison C. Smith, Esq. Krooth & Altman LLP 1850 M Street, NW, Suite 400 Washington, DC 20036 (202) 293-8200

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 PARK SHORE EAST COOPERATIVE				
OR	1b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 1561 East Park Shore Drive		CITY Chicago	STATE IL	POSTAL CODE 60637
			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 P/R MORTGAGE & INVESTMENT CORP.				
OR	3b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 11555 N. Meridian Street, Suite 400		CITY Carmel	STATE IN	POSTAL CODE 46032
			COUNTRY USA	

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

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR A DESCRIPTION OF COLLATERAL.

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/Licenser

8. OPTIONAL FILER REFERENCE DATA:

Filed with the Recorder's Office of Cook County, Illinois

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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

	9a. ORGANIZATION'S NAME	
	PARK SHORE EAST COOPERATIVE	
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			
	SECRETARY OF HOUSING AND URBAN DEVELOPMENT			
OR	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
77 West Jackson Boulevard	Chicago	IL	60604	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 "A" attached hereto and made a part hereof for a description of real property.

**FHA Project Name: Park Shore East Cooperative
FHA Project No.: 071-10025**

17. MISCELLANEOUS:

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EXHIBIT "A" LEGAL DESCRIPTION

THE EAST 40 FEET OF LOT 13 AND LOTS 14 TO 24 BOTH INCLUSIVE, (EXCEPT THE WEST 20 FEET OF THAT PART OF LOT 15 LYING EAST OF AND ADJOINING A LINE EXTENDING FROM A POINT ON THE SOUTH LINE OF LOT 15, 8.63 FEET EAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTH LINE OF LOT 15, 8.65 FEET EAST OF THE NORTHWEST CORNER THEREOF) IN NELSON & BENNETT'S SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF ILLINOIS CENTRAL RAILROAD, (EXCEPT THE SOUTH 20 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

LOTS 1 TO 11, INCLUSIVE, (EXCEPT THE WEST 20 FEET OF LOT 11) IN BLOCK 1 IN "PARKVIEW", BEING A SUBDIVISION MADE BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THE SOUTH 20 ACRES OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT-OF-WAY OF THE ILLINOIS CENTRAL RAILROAD CO., IN COOK COUNTY, ILLINOIS.

PHASE II (PART 2):

A TRACT OF LAND COMPRISING ALL OR A PART OF THE FOLLOWING MENTIONED LOTS, ALLEYS AND STREETS, TO WIT:

LOT 2 (EXCEPT THE NORTH 49 FEET THEREOF), LOTS 3, 4, 5, 6, 11, 25, 26, 27, 28, 29 AND 30 IN BLOCK 3 AND LOTS 1 TO 10, INCLUSIVE, IN BLOCK 4, ALL IN "PARKVIEW", BEING A SUBDIVISION MADE BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THE SOUTH 20 ACRES OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT-OF-WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 3, 4 AND 5 TOGETHER WITH THE ADJOINING EAST-WEST AND NORTH-SOUTH ALLEYS AS LAID OUT IN THE RESUBDIVISION OF LOTS 7 TO 10 AND 21 TO 23, INCLUSIVE, AND PART OF LOTS 11 AND 20 IN BLOCK 3 IN "PARKVIEW" ABOVE DESCRIBED.

ALSO

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LOTS A AND B IN ARCHIE HOOD'S RESUBDIVISION OF LOT 1 AND THE NORTH 49 FEET OF LOT 2 IN BLOCK 3 IN "PARKVIEW" AS AFORESAID.

ALSO

PART OF SOUTH BLACKSTONE AVENUE, NOW VACATED, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF EAST 62ND STREET EXTENDED.

THE AFOREMENTIONED TRACT OF LAND BEING ALL OR A PART OF THE ABOVE-MENTIONED PROPERTY AND IS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE EAST LINE OF BLACKSTONE AVENUE AND THE NORTH LINE OF EAST 63RD STREET; THENCE NORTH 89 DEGREES 43 MINUTES WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 14.50 FEET; THENCE DUE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SOUTH BLACKSTONE AVENUE, A DISTANCE OF 215.0 FEET FOR A POINT OF BEGINNING, CONTINUING THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 68.34 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 154.73 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 20 FEET SOUTHEASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 10 DEGREES 40 MINUTES 03 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 467.85 FEET TO THE SOUTH LINE OF EAST 62ND STREET; THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF EAST 62ND STREET, A DISTANCE OF 380.07 FEET TO THE WEST LINE OF SOUTH HARPER AVENUE; THENCE DUE SOUTH ALONG THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 278.43 FEET TO A POINT WHICH IS 492.00 FEET NORTH OF THE NORTH LINE OF EAST 63RD STREET, MEASURED ALONG THE WEST LINE OF SOUTH HARPER AVENUE; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 263 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 93 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 215 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 144.60 FEET TO THE WEST LINE OF THE EAST 14.50 FEET OF SOUTH BLACKSTONE AVENUE AND THE POINT OF BEGINNING OF THE AFOREMENTIONED TRACT OF LAND.

PINS: 20-14-411-031-0000
 20-14-411-032-0000
 20-14-411-033-0000
 20-14-417-012-0000
 20-14-418-022-0000
 20-14-418-025-0000
 20-14-418-029-0000
 20-14-418-030-0000

1561 East Park Shore Drive, a/k/a 1561 E. 61st Street,
 Chicago, IL 60637

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EXHIBIT "B" TO UCC-1 FINANCING STATEMENT

DEBTOR:

PARK SHORE EAST COOPERATIVE, an Illinois not for profit corporation
(**"Borrower"**)

SECURED PARTY:

P/R MORTGAGE & INVESTMENT CORP., an Indiana corporation (**"Lender"**)

ADDITIONAL SECURED PARTY:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT (**"HUD"** and together with the Lender the **"Secured Parties"**)

Capitalized terms not otherwise defined herein shall have the following meanings:

"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.

"Impositions" means (1) any water, sewer or other similar charges, (2) the premiums for fire and other hazard insurance, rent loss insurance and such other insurance as Lender may require, (3) 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, will become a lien, on the Land or the Improvements, (4) mortgage insurance premiums paid or to be paid to HUD, (5) ground rents, (6) any other amounts due under the Security Instrument that Debtor fails to pay, (7) Reserve for Replacement, Residual Receipts and all other escrows or accounts required by Lender or HUD whether or not held by Lender or HUD, and/or (8) amounts for other charges and expenses which Lender at any time reasonably deems necessary to protect the Mortgaged Property, to prevent the imposition of liens on the Mortgaged Property, or otherwise to protect Lender's interests, all as reasonably estimated from time to time by Lender.

"Reserve for Replacement" means an account required by HUD and held by Lender for defraying certain costs of replacing major structural elements and mechanical equipment of the Improvements or for any other purpose.

"Residual Receipts" means certain funds, the distribution and use of which is restricted by HUD, held by non-profit, public body and limited dividend Debtors under loans insured or held by HUD pursuant to Section 220, Section 221(d)(3) and 231 of the

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National Housing Act, as amended.

The security instrument securing the loan from Secured Party to Debtor grants to Lender, *inter alia*, a security interest covering the following types (or items) of property, and all products and cash proceeds and non-cash proceeds thereof (the "**Mortgaged Property**"):

1. **Improvements.** The buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the land described in Exhibit "A" attached to this Financing Statement (the "**Land**"), including any future replacements and additions (the "**Improvements**");
2. **Fixtures.** All property or goods that are or becomes 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, 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; and exercise equipment (the "**Fixtures**");
3. **Personalty.** All equipment, inventory, general intangibles which are used 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, including: 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 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: Reserve for Replacement accounts, bank accounts, Residual Receipts accounts, and investments. (the "**Personalty**")
4. **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

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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 (the "**Other Rights**");

5. **Insurance.** All insurance policies covering any part of the Mortgaged Property and all proceeds paid or to be paid by any insurer of any part of the Mortgaged Property, whether or not Borrower obtained the insurance pursuant to Lender's Secured Parties' requirements (the "**Insurance Proceeds**");

6. **Awards.** All awards, payments and other compensation made or to be made by any Governmental Authority 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 (the "**Awards**");

7. **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 (the "**Contracts**");

8. **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 into cash or liquidated claims, and the right to collect such proceeds, liquidated claims or other consideration (the "**Other Proceeds**");

9. **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 or access to any part of* 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 (the "**Rents**");

10. **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 Borrower 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.) (the "**Leases**");

11. **Other.** All earnings, royalties, instruments, accounts, accounts receivable, supporting obligations, issues and profits from the any part of the Mortgaged Property, and all undisbursed

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proceeds of the Loan and, if Borrower is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

12. **Imposition Deposits.** Deposits held by the Lender to pay Impositions (the “**Imposition Deposits**”);

13. **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);

14. **Tenant Security Deposits.** All tenant security deposits which have been forfeited by any tenant under any Lease;

15. **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; and

16. **Litigation.** All awards, payments, settlements or other compensation resulting from litigation involving the Mortgaged Property.