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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS



1715122031

Doc# 1715122031 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 01:46 PM PG: 1 OF 5

A. NAME & PHONE OF CONTACT AT FILER (optional) Corporation Service Company 1-800-858-5294	
B. E-MAIL CONTACT AT FILER (optional) SPRFiling@cscinfo.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 1316 11568 Corporation Service Company 801 Adlai Stevenson Drive Springfield, IL 62703 Filed In: Illinois (Cook)	

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 3901 HARLEM, INC.				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 3901 S HARLEM AVE.	CITY STICKNEY	STATE IL	POSTAL CODE 60402	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 INTERNATIONAL BANK OF CHICAGO				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 5069 N. BROADWAY	CITY CHICAGO	STATE IL	POSTAL CODE 60640	COUNTRY USA

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

SEE EXHIBIT "A" & "B"

CCRD REVIEW

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: L# 48429

1316 11568

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**EXHIBIT "A" TO THAT CERTAIN
UCC-1 FINANCING STATEMENT EXECUTED BY
3901 HARLEM, INC. ("DEBTOR") IN FAVOR OF
INTERNATIONAL BANK OF CHICAGO ("SECURED PARTY")**

This Financing Statement covers the following types of collateral ("Collateral"):

- (a) All of the right, title and interest of Debtor in and to the real estate or any interest therein (the "Land") described in Exhibit "B" attached hereto and made a part hereof and all improvements located thereon, together with all buildings, structures, open parking areas and other improvements now on the Land or that may hereafter be erected or placed thereon which are owned by Debtor (the "Improvements"); also together with all shrubbery and trees now growing or that hereafter may be planted or grown thereon; and also together with all crops and/or produce of any kind now growing or that may be hereafter growing, grown or produced upon the Land or any part thereof; and also to the extent owned by Debtor, development rights or credits, oil, gas and mineral rights, air rights and water and water rights; also together with all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances thereunto belonging to Debtor, including but not limited to all rights in any abutting public or private streets and alleys adjacent thereto (all of the foregoing is hereinafter referred to as, the "Premises").
- (b) And all present and future rents, issues, avails, profits and proceeds (hereinafter referred to as the "Rents") of or from the Premises, the "Leases" and/or and the "Equipment" (both of which terms are hereinafter defined), howsoever occurring, existing, created or arising.
- (c) And all present and future leases, use agreements, agreements, tenancies, licenses and franchises (hereinafter referred to as the "Leases") of or from the Premises and/or the Equipment or in any way, manner or respect required, existing, used or useable in connection with the Premises and/or the Equipment or the management, maintenance, operation or business thereof, and all deposits of money as advance rent under any or all of the Leases and all guaranties of lessees' performances thereunder.
- (d) And all present and future judgments, awards of damages and settlements made as a result or in lieu of any taking of the Premises, the Equipment and/or the Leases, or any part thereof, under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) thereto.

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- (e) And all machinery, equipment, fixtures (including but not limited to all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), inventory and articles of personal property and accessions thereof and renewals and replacements thereof and substitutions therefor (including, but not limited to, keys or other entry systems, electric and electronic equipment, private telephone systems, heating, lighting and plumbing fixtures, fire prevention and extinguishing apparatus and other tangible property of every kind and nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises, or appurtenances thereto, or usable in connection with the present or future operation and occupancy of the Premises and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises, or appurtenances thereto, or usable in connection with the present or future operation and occupancy of the Premises (hereinafter collectively called the "Equipment").
- (f) And all contract rights, with respect to, or which may in any way pertain to, the Premises or the business of the Debtor, including, without limitation, all refunds, rebates, security deposits, or other expectancy under or from any such account or contract right.
- (g) And all general intangibles with respect to, or which may in any way pertain to, the Premises or the business of the Debtor, including without limitation, any trade names, or other names under or by which the Premises may at any time be operated or known, the good will of the Debtor in connection therewith and the right of the Debtor to carry on business under any or all such name or names and any variant or variants thereof, insofar as the same may be transferable by the Debtor without breach of any agreement pursuant to which the Debtor may have obtained its right to use such name or names, and any and all trademarks, prints, labels, advertising concepts and literature.
- (h) And all present and future insurance policies in force or effect owned by Debtor, insuring the Premises, the Rents, the Leases or the Equipment.
- (i) And all present and future construction contracts, architects agreements, plans and specifications and licenses relating in any way to any presently existing or future Improvements on the Land.
- (j) And all present and future contracts, plans, permits, licenses, specifications and financial commitments relating in any way to the operation, remodeling, use or any construction on or to the presently existing or future Improvements on the Land.
- (k) And all of Debtor's right, title and interest in and to any present and future management agreement entered into by Debtor with any third party for the management of the Premises.
- (l) And all present and future monies on deposit for the payment of real estate taxes or special assessments against the Land and Improvements, or for the payment of premiums

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for policies of fire and other hazard insurance covering any of the above described Collateral, or any other Improvements now or hereafter constructed on the Land; and all proceeds, including, without limitation, proceeds of any policy of hazard insurance arising from or with respect to the Collateral described above, or the Improvements, and all prepaid water and sewer taps now owned or hereafter acquired by Debtor in connection with said real estate.

- (m) And all of Debtor's present and future accounts receivable, contract rights, chattel paper, instruments and general intangibles associated with, relating to or arising from the Land and/or the Improvements, now or any time hereafter situated, placed or constructed upon the Land or any part thereof.

And all proceeds of each and every of the foregoing.

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**EXHIBIT "B" TO THAT CERTAIN
UCC-1 FINANCING STATEMENT EXECUTED BY
3901 HARLEM, INC. ("DEBTOR") IN FAVOR OF
INTERNATIONAL BANK OF CHICAGO ("SECURED PARTY")**

LEGAL DESCRIPTION

PARCEL 1:

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northwest corner of Section 6, aforesaid; thence South along the West line of said Section, 291.1 feet; thence East on a line parallel with the North line of said Section 6, 200 feet; thence North 291.1 feet to a point in the North line of said Section, 200 feet East of the Northwest corner thereof; thence West on the North line of said Section 6 to the place of beginning (except that part thereof lying Northerly and Westerly of the following described line: Commencing at a point on the North line of the Northwest 1/4 of Section 6, Township and Range aforesaid, said point lying 200 feet East of, measured along said North line, the Northwest corner of said Section 6; Thence Southerly along said straight line, parallel with and distant 200 feet from the West line of the Northwest 1/4 of Section 6 to the point of the beginning of this Exception, said point being 17 feet South of the South Right of Way Line of Pershing Road as it existed on February 20, 1973, Thence Westerly along a straight line 17 feet South of and parallel with said South Right of Way Line of Pershing Road to a point 30 feet East of the East Right of Way Line of Harlem Road as it existed on February 20, 1973; Thence Southwesterly along a straight line a distance of 28.28 feet more or less, to a point being 37 feet South of said South Right of Way Line of Pershing Road and being 10 feet East of said East line of Harlem Road; Thence Southerly along a straight line parallel with and 10 feet East of said East Right of Way line of Harlem Avenue to a point 291.1 feet South of the North line of the Northwest 1/4 of said Section 6), in Cook County, Illinois.

Property commonly known as: 3901 S Harlem Ave, Stickney, IL 60402

Permanent Index No. 19-06-100-001-0000