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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

Doc# 1720729089 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 03:12 PM PG: 1 OF 6

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Gary Scott Saipe, Esq. c/o Brown, Udell, Pomerantz & Delrahim Ltd. 225 W. Illinois St., Ste. 300 Chicago, Illinois 60654

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 1931 SOUTH STATE STREET, LLC, an Illinois limited liability company				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
Suite 201, 401 E. Prospect Avenue	Mt. Prospect	IL	60056	

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 CHP STATE PARKWAY LLC, an Illinois limited liability company				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
Suite 200, 520 W. Erie Street	Chicago	IL	60654	

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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:

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UCC FINANCING STATEMENT ADDITIONAL PARTY

FOLLOW INSTRUCTIONS

18. 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

	18a. ORGANIZATION'S NAME			
	1931 SOUTH STATE STREET, LLC,			
	an Illinois limited liability company			
OR	18b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME			
	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX	

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19. ADDITIONAL DEBTOR'S NAME: Provide only one Debtor name (19a or 19b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

	19a. ORGANIZATION'S NAME			
OR	19b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	
			ADDITIONAL NAME(S)/INITIAL(S)	
			SUFFIX	
19c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
				COUNTRY

20. ADDITIONAL DEBTOR'S NAME: Provide only one Debtor name (20a or 20b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

	20a. ORGANIZATION'S NAME			
OR	20b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	
			ADDITIONAL NAME(S)/INITIAL(S)	
			SUFFIX	
20c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
				COUNTRY

21. ADDITIONAL DEBTOR'S NAME: Provide only one Debtor name (21a or 21b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

	21a. ORGANIZATION'S NAME			
OR	21b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	
			ADDITIONAL NAME(S)/INITIAL(S)	
			SUFFIX	
21c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
				COUNTRY

22. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (22a or 22b)

	22a. ORGANIZATION'S NAME			
	CHP LANDWEHR LLC, an Illinois limited liability company			
OR	22b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	
			ADDITIONAL NAME(S)/INITIAL(S)	
			SUFFIX	
22c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
	Suite 200, 520 W. Erie Street		IL	60654
	Chicago			COUNTRY

23. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (23a or 23b)

	23a. ORGANIZATION'S NAME			
OR	23b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	
			ADDITIONAL NAME(S)/INITIAL(S)	
			SUFFIX	
23c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
				COUNTRY

24. MISCELLANEOUS:

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EXHIBIT A TO UCC FINANCING STATEMENT

Debtor: 1931 South State Street, LLC, an Illinois limited liability company

Secured Party: CHP State Parkway LLC, an Illinois limited liability company and CHP Landwehr LLC, an Illinois limited liability company

All of Debtor's right, title and interest, whether now existing or hereafter acquired or arising, in and to all of the following:

1. All buildings, structures and other improvements of every kind and character now or hereafter located or erected on the real estate (the "Real Estate") legally described in Exhibit B attached to the financing statement to which this Exhibit A is attached, together with all fixtures, equipment, machinery, appliances and other articles and attachments now or hereafter forming part of, attached to or incorporated in any such buildings, structures or other improvements (all herein together sometimes called the "Improvements");

2. All tangible personal property ("Personal Property") owned by Debtor and now or at any time hereafter located in, on or at the Real Estate or Improvements or used or useful in connection therewith (whether or not affixed thereto), including, but not limited to, the following:

- (a) All furniture, furnishings and equipment;
- (b) All building materials and equipment located upon the Real Estate and intended to be incorporated in the Improvements now or hereafter to be constructed on the Real Estate, whether or not yet incorporated in such Improvements;
- (c) All machines, machinery, fixtures, apparatus, equipment or articles used in supplying heating, gas, electricity, air-conditioning, water, light, power, sprinkler protection, waste removal, refrigeration, ventilation and lifting (including elevators); and all fire sprinklers, alarm systems, and electronic monitoring equipment and devices; and all equipment and devices relating to cable television, computer and internet services;
- (d) All window or structural cleaning rigs, maintenance equipment and equipment relating to exclusion of vermin or insects and removal of dust, dirt, debris, refuse or garbage;
- (e) All furniture, including tables, chairs, planters, desks, sofas, shelves, lockers and cabinets, wall beds, wall safes, and other furnishings;
- (f) All rugs, carpets and other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds and curtains;
- (g) All lamps, chandeliers and other lighting fixtures;

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- (h) All recreational equipment and materials;
- (i) All office furniture, equipment and supplies;
- (j) All kitchen equipment, including, without limitation, refrigerators, ovens, dishwashers, range hoods and exhaust systems and disposal units;
- (k) All laundry equipment, including, without limitation, washers and dryers;
- (l) All tractors, mowers, sweepers, snow removal equipment and other equipment used in the maintenance of exterior portions of the Real Estate and Improvements; and
- (m) All maintenance supplies and inventories;

provided that the enumeration of any specific articles of Personal Property set forth above shall in no way exclude or be held to exclude any items of property not specifically enumerated; further provided, that there shall be excluded from and not included within the term "Personal Property" any equipment, trade fixtures, furniture, furnishings or other property of tenants of the Real Estate or the Improvements;

3. All leases, subleases, arrangements or agreements relating to the use and occupancy of the Real Estate and Improvements or any portion thereof, now or hereafter existing or entered into (all herein generally called "Leases"), together with all cash or security deposits, advance rentals and other deposits or payments of similar nature given in connection with any Leases;
4. All rents, issues, profits, royalties, income, avails and other benefits now or hereafter derived from the Real Estate, the Improvements or the Personal Property, under Leases or otherwise;
5. All options to purchase or lease the Real Estate, Improvements or Personal Property, or any portion thereof or interest therein, or any other rights, interests or greater estates in the rights and properties comprising the Real Estate, Improvements or Personal Property, now owned or hereafter acquired by Debtors;
6. All proceeds of insurance now or hereafter in effect with respect to the Real Estate, the Improvements or the Personal Property;
7. All awards, claims for damages and other compensation made for or consequent upon the taking by condemnation, eminent domain or any like proceeding, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate, the Improvements or the Personal Property, including, without limitation, any awards and compensation resulting from a change of grade of streets and awards and compensation for severance damages;
8. All contracts, subcontracts, certificates, instruments, franchises, consents, permits, approvals, authorizations, licenses, surveys, plans, specifications, warranties, guarantees and

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other agreements now or hereafter entered into, and all amendments, modifications, supplements, general conditions and addenda thereto, respecting or pertaining to the construction, use, occupation, management, maintenance, marketing, servicing or operation of the Real Estate, the Improvements or the Personal Property or any part thereof;

9. All patents, copyrights and trademarks, and all applications for and registrations of the foregoing, along with any and all divisions, renewals or reissues thereof, and variations or modifications and new applications of the technology covered thereby, all contract rights, franchise rights, option rights trade names, art work, purchase contracts, goodwill, beneficial interests, rights to tax refunds, claims, warranties, guarantees, claims against any supplier of any inventory, including claims arising out of purchases of defective goods or overpayments to or undershipments by suppliers, and any claims which Debtor may have against any vendor or lessor of equipment or inventory and all other general intangibles of any kind or nature;

10. [Intentionally Deleted];

11. All accounts, accounts receivable, chattel paper, contract rights, letters of credit, notes, instruments and documents, which shall include, without limitation, amounts due or to become due in the future, and all principal, interest and payments due on account of goods sold or leased, services rendered, loans made or credit extended, together with title to or interest in all agreements, documents and instructions evidencing, securing or guarantying the same by Debtor;

12. All monies, reserves, deposits, security deposits from tenants of the Real Estate, the Improvements or the Personal Property, certificates of deposit, letters of credit, and deposit accounts, escrows, deposits to secure performance of an obligation (including without limitation, funds deposited with any governmental authority to secure Debtor's obligation to make required improvements to the Real Estate, the Improvements or the Personal Property, and interest or dividends thereon), securities, cash, cash equivalents and other property now or at any time or times hereafter in the possession or under the control of Debtor or its bailee, and all other escrow accounts and cash collateral accounts;

13. All books, records, computer records, ledger cards, programs and other computer materials, customer and supplier lists, invoices, orders and other property and general intangibles at any time evidencing or relating to the Real Estate, the Improvements or the Personal Property;

14. All present and future additions, attachments, substitutions, accessions, accretions and replacements to any of the foregoing; and

15. All proceeds and products of the foregoing

Prepared by, and when recorded, mail to:
Gary Scott Saipe, Esq.
Brown, Udell, Pomerantz & Delrahim, Ltd.
Suite 300
225 W. Illinois Street
Chicago, Illinois 60654

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EXHIBIT B

LEGAL DESCRIPTION

UNIT NUMBER 1931-C1 IN CULLERTON STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 2 IN BLOCK 1 IN GEORGE SMITH'S ADDITION TO CHICAGO, AND THAT PART OF LOT 3 IN BLOCK 16 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN OR USED BY THE CHICAGO AND SOUTH SIDE RAPID TRANSIT RAILROAD COMPANY, ALSO EXCEPT THAT PART TAKEN OR USED FOR ALLEY AND EXCEPT THAT PART TAKEN FOR WIDENING OF STATE STREET);

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 10, 2002 AS DOCUMENT NUMBER 0020560845, AS AMENDED FROM TIME TO TIME;

TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Commonly known as: Unit No. C-1, 1931 South State Street, Chicago, Illinois

PIN: 17-22-305-053-1009

Property of Cook County Clerk's Office