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1828804023

Doc# 1828804023 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2018 02:54 PM PG: 1 OF 6

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

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

B. E-MAIL CONTACT AT FILER (optional)

C. **Record & Return to:**
Riverside Abstract, LLC
1 Paragon Drive, Suite 150B
Montvale, NJ 07645

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER
 Document No. 1823645020 filed 8/24/2018

1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS
 Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3. ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
 For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4. CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5. PARTY INFORMATION CHANGE:
 Check one of these two boxes: AND Check one of these three boxes to:
 This Change affects Debtor or Secured Party of record CHANGE name and/or address: Complete item 6a or 6b and item 7a or 7b and item 7c ADD name: Complete item 7a or 7b, and item 7c DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME

OR

6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME
 HRI - 3, LLC, a Delaware limited liability company

OR

7b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

7c. MAILING ADDRESS

c/o Hunt Mortgage Group, 230 Park Avenue, 19th Floor	CITY New York	STATE NY	POSTAL CODE 10169	COUNTRY USA
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8. COLLATERAL CHANGE: Also check one of these four boxes: ADD collateral DELETE collateral RESTATE covered collateral ASSIGN collateral
 Indicate collateral:

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)
 If this is an Amendment authorized by a DEBTOR, check here and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME
 HUNT FINANCE COMPANY, LLC, a Delaware limited liability company

OR

9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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10. OPTIONAL FILER REFERENCE DATA:
 Cook County, Illinois - 1033 West Van Buren

S Y
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 SC Y
 E Y
 INT DA

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UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form

Document No. 1823645020 filed 8/24/2018

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME

HUNT FINANCE COMPANY, LLC

OR

12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

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13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see Instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name, do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit

13a. ORGANIZATION'S NAME

LC CHICAGO WL OWNER LLC

OR

13b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):

15. This FINANCING STATEMENT AMENDMENT:

 covers timber to be cut covers as-extracted collateral is filed as a fixture filing16. Name and address of a RECORD OWNER of real estate described in item 17
(if Debtor does not have a record interest):

17. Description of real estate:

See Exhibit A attached hereto.**Address: 1033 West Van Buren Street, Chicago, Illinois
60607****County: Cook County, Illinois**

18. MISCELLANEOUS:

Cook County, Illinois - 1033 West Van Buren

International Association of Commercial Administrators (IACA)

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Exhibit A

Legal Description

Parcel 1:

Lots 1, 2, and 3, and Lots 28, 29 and 30, all in Egan's Subdivision of part of Block 26 in Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement appurtenant for the benefit of Parcel 1 over, upon and across the Easement Area for (i) pedestrian and vehicular ingress to and egress, (ii) loading, (iii) unloading, created in Agreement recorded February 27, 2006 as document number 0605834049.

Parcel 3:

Exclusive Encroachment Easement appurtenant for the benefit of Parcel 1 for building encroachment dated February 21, 2006 and recorded February 27, 2007 as document 0605834050

For Information Only:

Street Address: 1033 West Van Buren Street, Chicago, IL 60607

Tax Parcel ID: 17-17-231-011-0000

Property of Cook County Clerk's Office

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Cassin & Cassin LLP

Berkadia – Freddie Mac/Peachtree Commons

9/17/2018 10:05 AM

Hello, in connection with the proposed \$8,413,000.00 loan (the "Loan") to be made by BERKADIA COMMERCIAL MORTGAGE LLC, a Delaware limited liability company ("Lender") to Peachtree FL LLC, a Florida limited liability company ("Borrower"). We have reviewed the Title Commitment issued by Riverside Abstract as agent for Chicago Title Insurance Company ("Title Company"), under Commitment No.: RAFL-32053 with a Commitment Date of August 20, 2018 (the "Commitment"). On behalf of Lender, below please find our initial comments to the Commitment.

TITLE COMMITMENT COMMENTS:

SCHEDULE A:

1. Amount of Insurance: The Policy should be in the amount of \$8,413,000.00 (*subject to change upon rate lock*).
2. Date of policy: The effective date of the Policy must be the date of recording of the insured Security Instrument. The Policy must insure against any encumbrance recorded after the date of the closing and prior to the recording of the insured mortgage ("Gap Coverage").
3. Name of Insured: BERKADIA COMMERCIAL MORTGAGE LLC, a Delaware limited liability company and/or Federal Home Loan Mortgage Corporation, their successors and/or assigns, as their interests may appear.
4. The estate or interest in the Land that is encumbered by the Insured Mortgage is: Fee Simple
5. Title to be vested in: Peachtree FL LLC, a Florida limited liability company
6. The Insured Mortgage and its assignments, if any, are described as follows:

Multifamily Mortgage, Assignment of Rents and Security Agreement made by and between Peachtree FL LLC, a Florida limited liability company, and BERKADIA COMMERCIAL MORTGAGE LLC, a Delaware limited liability company, dated as of _____, 2018 in the original principal amount of \$8,413,000.00 and recorded _____, 2018 in Official Records Book _____, Page _____, Pam Childers Clerk of the Circuit County Escambia County, FL

Assignment of Security Instrument from BERKADIA COMMERCIAL MORTGAGE LLC, a Delaware limited liability company to Federal Home Loan Mortgage Corporation, dated as of _____, 2018, and recorded _____, 2018 in Official Records Book _____, Page _____, Pam Childers Clerk of the Circuit County Escambia County, FL

SCHEDULE B SECTION ONE REQUIREMENTS:

All standard exceptions must be omitted. Borrower and Borrower's counsel should assist Title Company in obtaining the documentation necessary (affidavits, organizational documents, resolutions, etc.) to fulfill all requirements.

SCHEDULE B SECTION TWO EXCEPTIONS:

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1. Exception 1, 3, 4, and 5: Please omit, we require all standard exceptions/exceptions not specific to the property be omitted from the Lender's title policy.
2. Exception 7: Please omit as the survey notes this easement does not affect.
3. Exception 8: Please omit as the survey notes this easement does not affect
4. Exception 10: please provide a copy of this exception document.
5. Exception 13: please provide a copy of this exception document.
6. Exceptions 14 through 19: Please omit as the easements that affect the dominant and servient tracts are located wholly within the insured land.

Exception 20: please amend the legal description to insure the Warranty Deed as an appurtenant parcel. The Warranty Deed grants the insured land an easement to maintain the exterior wall of the building located on Lot 38. Please also provide the following affirmative insurance, "

Policy affirmatively insures party wall allows all present and future owners and their heirs, successors and assigns forever unlimited use of the party wall without any restrictions other than restrictions by reason of the mutual easement owners' right in common and duties for joint maintenance. Policy affirmatively insures that the terms and provisions of the Agreement have not been violated and any future violation will not result in a forfeiture or reversion of title. Policy affirmatively insures party wall may remain undisturbed for as long as such wall remains standing."

7. Exception 21: please omit, as the ingress and egress and utility easement described are the same easements described in exceptions 14-19.
8. Exception 22: Please provide an itemized reading of all plat matters being raised or otherwise omit.
9. Exception 26: Please amend to read as, "Rights of tenants in possession, as tenants only, under prior unrecorded residential leases."
10. Exception 28: Please amend the survey details to show a survey date of June 29, 2017, a last revised date of July 10, 2017, and a project no. of: 201702290, 001

Additionally, please create a Schedule B-2 or Schedule C, whichever is applicable, and include the following documents:

UCC-1 Financing Statement naming Peachtree FL LLC, as Debtor and FEDERAL HOME LOAN MORTGAGE CORPORATION, as Secured Party (as assignee of BERKADIA COMMERCIAL MORTGAGE LLC) and recorded _____, 2018 in Official Records Book _____, Page _____, Pam Childers Clerk of the Circuit County Escambia County, FL

ENDORSEMENTS:

Please provide and attach the following endorsement to the pro forma loan policy. All endorsements must be signed, dated, and include the policy number:

1. ALTA Endorsement 8.1-06 (Environmental Protection);
2. ALTA Endorsement 9-06 or 9.3-06 (Restrictions, Encroachments and Minerals Endorsement);
3. Florida Contiguity Endorsement; and
4. Florida Same as Survey Endorsement

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All of the required revisions should be incorporated into a 6-17-06 ALTA Pro Forma Title Policy on Chicago Title Insurance Company paper, with all requested endorsements attached, and submitted for our further review and approval.

Please note that this memorandum remains subject to further review by us and to the review of our client and any additional comments the Lender may have.

Thank you,
Gentiana Balidemaj
Paralegal

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