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Doc# 2100810002 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/08/2021 09:29 AM PG: 1 OF 8

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)  
CSC 1-800-858-5294

B. E-MAIL CONTACT AT FILER (optional)  
SPRFiling@cscglobal.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

2035 99243  
CSC  
801 Adlai Stevenson Drive  
Springfield, IL 62707

Filed In: Illinois  
(Cook)

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER  
1524644021 09/03/2015

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:  Debtor or  Secured Party of record  
AND Check one of these three boxes to:  
 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: Bell Acquisition, LLC

OR

6b. INDIVIDUAL'S SURNAME: FIRST PERSONAL NAME: ADDITIONAL NAME(S)/INITIAL(S): SUFFIX:

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

OR

7b. INDIVIDUAL'S SURNAME: INDIVIDUAL'S FIRST PERSONAL NAME: INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S): SUFFIX:

7c. MAILING ADDRESS: CITY: STATE: POSTAL CODE: COUNTRY:

8.  COLLATERAL CHANGE: Also check one of these four boxes:  ADD collateral  DELETE collateral  RESTATE covered collateral  ASSIGN collateral  
Indicate collateral:  
See attached Exhibit A for legal description.

See attached Exhibit B for collateral description.

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: TIAA BANK F/K/A TIAA-CREF TRUST COMPANY, FSB

OR

9b. INDIVIDUAL'S SURNAME: FIRST PERSONAL NAME: ADDITIONAL NAME(S)/INITIAL(S): SUFFIX:

10. OPTIONAL FILER REFERENCE DATA: Debtor: Bell Acquisition, LLC - AAA-7649, Inv ID#0007167; 70 West Monroe 2035 99243

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## UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form  
1524644021 09/03/2015

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

12a. ORGANIZATION'S NAME

TIAA BANK F/K/A TIAA-CREF TRUST COMPANY, FSB

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 Bell Acquisition, 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 filing

16. 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 attached Exhibit A

18. MISCELLANEOUS:

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**EXHIBIT "A"**

TO UCC FINANCING STATEMENT BETWEEN

BELL ACQUISITION, LLC, as "Debtor"

AS DEBTOR,

AND

TIAA-CREF TRUST COMPANY, FSB, as "Secured Party"

**LEGAL DESCRIPTION**

79 West Monroe  
Chicago, Illinois

[see attached]

Property of Cook County Clerk's Office

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Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

Parcel 1:

That part of original Lot 1 in Block 120 in School Section Addition to Chicago, described as follows:

Beginning at a point the West line of said lot, 53 feet North of the Southwest corner thereof, running the East parallel with the South line of said lot, 90 feet more or less to the East line of said lot; thence North on the East line of said lot to a point 115 feet South of the Northeast corner thereof; thence West to a point on the West line of said Lot, 115 feet South of the Northwest corner thereof and thence South along said West line to the point of beginning in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The North 43 feet in Lot 1 in Block 120 in School Section Addition to Chicago otherwise described as:

Lot 7 in County Clerk's Division of Block 120, aforesaid; also

The 24 feet South of and adjoining the North 43 feet of Lot 1 in Block 120 in School Section Addition to Chicago otherwise described as:

Lot 8 in County Clerk's Division of Block 120, aforesaid; all in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

The 24 feet South of and adjoining the North 67 feet of Lot 1 in Block 120 in School Section Addition to Chicago otherwise described as:

Lot 9 in County Clerk's Division of Block 120, aforesaid in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The 24 feet South of and adjoining the North 91 feet of Lot 1 in Block 120 in School Section Addition to Chicago otherwise described as:

Lot 10 in County Clerk's Division of Block 120, aforesaid in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

The North 50 feet of the South 59 feet Lot 1 in Block 120 in School Section Addition to Chicago otherwise described as:

Lot 12 in County Clerk's Division of Block 120, aforesaid in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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## EXHIBIT "B"

TO UCC FINANCING STATEMENT BETWEEN

BELL ACQUISITION, LLC, as "Debtor"

AS DEBTOR,

AND

TIAA-CREF TRUST COMPANY, FSB, as "Secured Party"

### COLLATERAL DESCRIPTION

The following described land, interests in land, estates, easements, rights, appurtenances, buildings, improvements, fixtures, furniture and appliances and other personal property (hereinafter all of the foregoing are sometimes collectively referred to as the "**Property**"; any other terms not herein defined shall have the definitions set forth in that certain Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "**Mortgage**") from Debtor to Secured Party encumbering, inter alia, the real property described on **Exhibit A** hereto):

- (i) all of Debtor's right, title and interest under the Ground Lease and the leasehold interest created under the Ground Lease in the Land;
- (ii) all buildings and improvements located on the Land (the "**Improvements**");
- (iii) all easements, rights of way or use, including any rights of ingress and egress; streets, roads, ways, sidewalks, alleys and passages; strips and gores; sewer rights; water, water rights, water courses, riparian rights and drainage rights; air rights and development rights; oil and mineral rights; and tenements, hereditaments and appurtenances, in each instance adjoining or otherwise appurtenant to or benefiting the Land or the Improvements;
- (iv) all General Intangibles (including Software) and Goods, related to, attached to, contained in or used in connection with the Land or the Improvements (excluding personal property owned by tenants);
- (v) all agreements, leases, grants of easements, or rights-of-way, permits, declarations of covenants, conditions and restrictions, disposition and development agreements, planned unit development agreements, cooperative, condominium or similar ownership or conversion plans, management, leasing, brokerage or parking agreements or other material documents affecting Debtor or the Property, including the document

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described on Exhibit B but expressly excluding the Leases, the Excluded Agreements and the Excluded Amounts (the "Property Documents");

- (vi) all Inventory held for sale, lease or resale or furnished or to be furnished under contracts of service, or used or consumed in the ownership, use or operation of the Property and all Documents evidencing any part of any of the foregoing;
- (vii) all Accounts, Documents, Goods, Instruments, money, Deposit Accounts, Chattel Paper, Letter-of-Credit Rights, Investment Property, General Intangibles and Supporting Obligations relating to the Property, including all deposits held from time to time by the Accumulations Depository to provide reserves for Taxes and Assessments together with interest credited hereon (the "Accumulations") and all deposits for reserves held from time to time in accordance with the Section in the Loan Agreement entitled "Reserves" and all accounts established to maintain the deposits together with investments thereof and any interest credited thereon;
- (viii) all awards and other compensation paid after the date of this Mortgage for any Condemnation (the "Condemnation Awards");
- (ix) all proceeds (other than the liability insurance proceeds due to the Agency under the Agency Lease) of and all unearned premiums on the Policies (the "Insurance Proceeds");
- (x) all licenses, certificates of occupancy, contracts, management agreements, operating agreements, operating covenants, franchise agreements, permits and variances relating to the Property;
- (xi) all books, records and other information, wherever located, which are in Debtor's possession, custody or control or to which Debtor is entitled at law or in equity and which are related to the Property, including all computer hardware and software or other equipment used to record, store, manage, manipulate or access the information; and
- (xii) all after-acquired title to or remainder or reversion in any of the property described in this Section; all proceeds (excluding, however, sales or other dispositions of Inventory in the ordinary course of the business of operating the Land or the Improvements), replacements, substitutions, products, accessions and increases of or for the Property; all additions, accessions and extensions to, improvements of or for the Property; and all additional lands, estates, interests, rights or other property acquired by Debtor after the date of this Mortgage for use in connection with the Land or the Improvements, all without the need for any additional mortgage, assignment, pledge or conveyance to Secured Party but Debtor will execute and deliver to Secured Party, upon Secured Party's request, any

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documents reasonably requested by Secured Party to further evidence the foregoing.

The filing of this financing statement shall not be construed to derogate from or impair the lien or provisions of the Mortgage and/or other security agreement from Debtor to Secured Party encumbering any of the Property.

**COOK COUNTY  
RECORDER OF DEEDS**

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**COOK COUNTY  
RECORDER OF DEEDS**

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17-16-212-001-0000

17-16-212-002-0000

17-16-212-003-0000

17-16-212-004-0000

17-16-212-005-0000

17-16-212-006-0000

Property Address 79 West Monroe Street  
Chicago, IL 60603

Property of Cook County Clerk's Office