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2102901065

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

Doc# 2102901065 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/29/2021 11:59 AM PG: 1 OF 5

A. NAME & PHONE OF CONTACT AT FILER (optional) Stephen H. Malato (312) 704-3114
B. E-MAIL CONTACT AT FILER (optional) smalato@hinshawlaw.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> Hinshaw & Culbertson LLP Attention: Stephen H. Malato 151 N. Franklin Street, Suite 2500 Chicago, IL 60600 </div>

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 1420 Addison, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 4554 N. Maplewood Avenue, Gdn Office		CITY Chicago	STATE IL	POSTAL CODE 60625
			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 CMFG Life Insurance Company				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 5910 Mineral Point Road		CITY Madison	STATE WI	POSTAL CODE 53705
			COUNTRY USA	

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

See Exhibits A and B attached hereto.

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:
Record with the Cook County Recorder of Deeds

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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

1420 Addison, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

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 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

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

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 B attached hereto.

17. MISCELLANEOUS:

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EXHIBIT A

TO UCC-1 FINANCING STATEMENT

Debtor:

1420 Addison, LLC
4554 N. Maplewood Avenue, Gdn Office
Chicago, IL 60625

Secured Party:

CMFG Life Insurance Company
c/o MEMBERS Capital Advisors, Inc.
5910 Mineral Point Road
Madison, WI 53705

Collateral:

A. **Improvements, Fixtures, Equipment and Personal Property.** All of Debtor's interest in the buildings, structures, improvements, fixtures and annexations, access rights, easements, rights of way or use, servitudes, licenses, tenements, hereditaments and appurtenances now or hereafter belonging or pertaining to the land located in the County of Cook, State of Illinois, legally described on Exhibit B following ("Real Property") and all proceeds and products derived therefrom whether now owned or hereafter acquired; and Debtor's interest in all equipment (including Debtor's interest in any lease of such equipment), fixtures, improvements, building supplies and materials and personal property owned by Debtor now or hereafter attached to, located in, placed in or necessary to the use, operation or maintenance of the improvements on the land including, but without being limited to, all machinery, fittings, fixtures, apparatus, equipment or articles used to supply heating, gas, electricity, air conditioning, water, light, waste disposal, power, refrigeration, ventilation, and fire and sprinkler protection, as well as all elevators, escalators, overhead cranes, hoists and assists, and the like, and all furnishings, supplies, draperies, maintenance and repair equipment, window and structural cleaning rigs and equipment, floor coverings, appliances, screens, storm windows, blinds, awnings, shrubbery and plants, stoves, ranges, ovens, refrigerators, air conditioners, dishwashers, clothes dryers, washing machines, disposals and compactors (it being understood that the enumeration of specific articles of property shall in no way be held to exclude items of property not specifically enumerated), as well as renewals, replacements, proceeds, additions, accessories, increases, parts, fittings, insurance payments, awards and substitutes thereof, together with all interest of Debtor in any such items hereafter acquired, and all personal property which by the terms of any lease shall become the property of Debtor at the termination of such lease, all of which personal property mentioned herein shall be deemed fixtures and accessory to the freehold and a part of the realty and not severable in whole or in part without material injury to the Premises, but excluding therefrom the removable personal property owned by tenants in the Premises ("**Improvements**").

B. **Rents, Leases and Profits.** All rents, royalties, issues, income, revenue, receipts, fees, and profits now due or which may hereafter become due under or by virtue of and together with all right, title and interest of Debtor in and to any lease, license, sublease, contract or other kind of occupancy agreement, oil or gas lease, pipeline agreement or other instrument related to the production or sale of oil or natural gas or other mineral interests, whether written or verbal, for the use or occupancy of the Premises or any part thereof (each such agreement a "**Lease**") together with all security therefor and all monies payable thereunder, including, without limitation, tenant

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security deposits, and all books and records which contain information pertaining to payments made thereunder and security therefor, subject, however, to the conditional permission herein given to Debtor to collect the rents, income and other normal income benefits arising under any agreements. Secured Party shall have the right, not as a limitation or condition hereof but as a personal covenant available only to Secured Party, at any time and from time to time, to notify any lessee of the rights of Secured Party hereunder.

Together with all right, title and interest of Debtor in and to any and all contracts for sale and purchase of all or any part of the property described in these Granting Clauses A, B, C and D hereof and in Exhibit B, and any down payments, earnest money deposits or other sums paid or deposited in connection therewith.

C. **Judgments, Condemnation Awards, Insurance Proceeds, and Other Rights.**

All awards, compensation or settlement proceeds made by any governmental or other lawful authorities for the threatened or actual taking or damaging by eminent domain of the whole or any part of the Premises, including any awards for a temporary taking, change of grade of streets or taking of access, together with all of Debtor's interest in Insurance Proceeds resulting from a casualty to any portion of the Premises; all rights and interests of Debtor against others, including adjoining property owners, arising out of damage to the property including damage due to environmental injury or release of hazardous substances.

D. **Licenses, Permits, Equipment Leases and Service Agreements.** All right, title and interest of Debtor in and to any licenses, permits, regulatory approvals, government authorizations, franchise agreements and equipment or chattel leases, service contracts or agreements, trade names, any and all other intangibles, including general intangibles, and all proceeds therefrom, arising from, issued in connection with or in any way related to the ownership, use, occupancy, operation, maintenance or security of the Premises, together with all replacements, additions, substitutions and renewals thereof, which may be assigned pursuant to agreement or law.

E. **Proceeds.** All sale proceeds, refinancing proceeds or other proceeds, including deposits and down payments derived from or relating to the Premises described in Granting Clauses A through D herein and in Exhibit B.

F. **Defined Terms.** All terms used herein but not otherwise defined herein shall have the meaning ascribed to them in that certain Mortgage and Security Agreement and Fixture Financing Statement executed by Debtor, as Debtor, in favor of Secured Party, as Secured Party, recorded in the office of the Recorder of Deeds of Cook County, Illinois.

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EXHIBIT B

TO UCC-1 FINANCING STATEMENT

Debtor:

1420 Addison, LLC
4554 N. Maplewood Avenue, Gdn Office
Chicago, IL 60625

Secured Party:

CMFG Life Insurance Company
c/o MEMBERS Capital Advisors, Inc.
5910 Mineral Point Road
Madison, WI 53705

Description of Real Estate

TRACT 8:

THE WEST 15 FEET OF LOT 26 AND ALL OF LOTS 27 AND 28 IN BLOCK 4 IN SICKEL AND HUFFMEYER'S SECOND ADDITION TO LANE PARK IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-20-122-016-0000

Common Address(es): 3601-05 North Janssen Avenue and 1420-24 West Addison Street, Chicago, IL 60613