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Doc# 2115857005 Fee \$69.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2021 10:02 AM PG: 1 OF 10

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
MAL E. SERURE, ESQ. BRYAN CAVE LEIGHTON PAISNER LLP 120 BROADWAY, SUITE 300 SANTA MONICA, CA 90401

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 1005 DP EQUITY HOLDINGS LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 777 Chestnut Ridge Road, Suite 301		CITY Chestnut Ridge	STATE NY	POSTAL CODE 10977
			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 1015 DP EQUITY HOLDINGS LLC				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS 777 Chestnut Ridge Road, Suite 301		CITY Chestnut Ridge	STATE NY	POSTAL CODE 10977
			COUNTRY USA	

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR SECURED PARTY) - Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME HGI COMMERCIAL FUNDING I, LLC				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS c/o Harbor Group International, LLC, 999 Waterside Drive, Suite 2300, Attention: General Counsel		CITY Norfolk	STATE VA	POSTAL CODE 23510
			COUNTRY USA	

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

All personal property and fixtures described in Exhibit "A" attached hereto and made a part hereof located on the real property described in Exhibit "B" attached hereto and made a part hereof.

5. Check only if applicable and check only one box: Collateral is:  held in 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:  
To be recorded in the Real Estate Records of Cook County, IL (Park Terrace)



200/2000 NSD  
G/G

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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 <input type="checkbox"/>				
9a. ORGANIZATION'S NAME 1005 DP EQUITY HOLDINGS LLC				
OR				
9b. INDIVIDUAL'S SURNAME				
FIRST PERSONAL NAME				
ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
<b>THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY</b>				
10. DEBTOR'S NAME: Provide (10a or 10b) only <u>one</u> additional 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 the 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. <input type="checkbox"/> ADDITIONAL SECURED PARTY'S NAME or <input type="checkbox"/> ASSIGNOR SECURED PARTY'S NAME: Provide only <u>one</u> 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. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)		14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> is filed as a fixture filing		
15. Name and address of a RECORD OWNER of real estate in item 16 (if Debtor does not have a record interest):		16. Description of real estate:  See <b>Exhibit "B"</b> attached hereto and incorporated herein by reference for all purposes.		
17. MISCELLANEOUS: To be recorded in the Real Estate Records of Cook County, IL (Park Terrace)				

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## EXHIBIT "A"

### PERSONAL PROPERTY AND FIXTURES

1. **Collateral**. This Financing Statement covers the following described property:

(a) All of Debtor's (as defined below) right, title and interest in and to the real property described on Exhibit B attached hereto (the "**Real Property**"), together with all after acquired title in respect of the Real Property, and all right, title, interest and privileges of Debtor in and to all streets, ways, roads and alleys used in connection with or pertaining to the Real Property, and together with all development rights or credits, air rights, water, water rights and water stock related to such Real Property, and all minerals, oil and gas, and other hydrocarbon substances in, on or under the Real Property, and all appurtenances, easements, rights and rights of way appurtenant or related thereto; all buildings, other improvements and fixtures now or hereafter located on the Real Property, including, but not limited to, all apparatus, equipment, and appliances used in the operation or occupancy of the Real Property, it being intended by the parties that all such items shall be conclusively considered to be a part of the Real Property, whether or not attached or affixed to the Real Property (the "**Improvements**"); all interest or estate which Debtor may hereafter acquire in the property described above, and all additions and accretions thereto, and the proceeds of any of the foregoing (all of the foregoing being collectively referred to as the "**Property**"). The listing of specific rights or property shall not be interpreted as a limit of general terms.

(b) All of Debtor's right, title and interest in, to and under: (i) all leases of the Property or any portion thereof, all licenses and agreements relating to the management, leasing or operation of the Property or any portion thereof, and all other agreements of any kind relating to the use or occupancy of the Property or any portion thereof, whether now existing or entered into after the date of the Security Instrument ("**Leases**"), and (ii) the rents, issues, deposits and profits of the Property, including, without limitation, all amounts payable and all rights and benefits accruing to Debtor under the Leases ("**Payments**"). The term "**Leases**" shall also include all guarantees of and security for the lessees' performance thereunder, and all amendments, extensions, renewals or modifications thereto.

(c) All of the following described personal property in which Debtor now or at any time hereafter has any interest: all goods, building and other materials, supplies, work in process, equipment, machinery, fixtures, furniture, furnishings, signs and other personal property, embedded software therein, wherever situated, which are or are to be incorporated into, used in connection with, or appropriated for use on (i) the Real Property (to the extent the same are not effectively made a part of the Real Property pursuant to Section 1.1 of the Security Instrument) or (ii) the Improvements; all after acquired title, and all right, title, interest and privileges of Debtor in and to all streets, ways, roads and alleys used in connection with or pertaining to the Real Property, and together with all development rights or credits, air rights, water, water rights and water stock related to the Real Property, and all minerals, oil and gas, and other hydrocarbon substances in, on or under the Real Property, and all appurtenances, easements, rights and rights of way appurtenant or related thereto; all buildings, other improvements and fixtures now or hereafter located on the Real Property, including, but not limited to, all apparatus, equipment, and appliances used in the operation or occupancy of the Real Property, it being intended by the parties that all such items shall be conclusively considered to be a part of the Real Property, whether or not attached or affixed to the Real Property; together with all rents, issues, deposits and profits of the Property (to the extent, if any, they are not subject to Article 3 of the Security

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Instrument); all inventory, accounts, cash receipts, deposit accounts, accounts receivable, contract rights, general intangibles, chattel paper (whether electronic or tangible), instruments, documents, notes, drafts, letters of credit, letter of credit rights, supporting obligations insurance policies, insurance and condemnation awards and proceeds, any other rights to the payment of money, trade names, trademarks and service marks arising from or related to the ownership, management, leasing or operation of the Property or any business now or hereafter conducted thereon by Debtor; all rights of Debtor under any interest rate hedge, cap, swap or similar agreement; all permits consents, approvals, licenses, authorizations and other rights granted by, given by or obtained from, any governmental entity with respect to the Property; all deposits or other security now or hereafter made with or given to utility companies by Debtor with respect to the Property; all advance payments of insurance premiums made by Debtor with respect to the Property; all Plans and Specifications relating to the Property; all loan funds held by Secured Party, whether or not disbursed; all funds deposited with Secured Party or another depository pursuant to the Loan Agreement or any other Loan Documents; all reserves, deferred payments, deposits, accounts, refunds and payments of any kind related to the Property or any portion thereof; together with all replacements and proceeds of, and additions and accessions to, any of the foregoing; together with all books, records and files relating to any of the foregoing.

2. **Definitions.** As used in this Financing Statement the following capitalized terms shall have the meanings as set forth below, to the extent any initially capitalized term is used above and is not defined herein such term shall have the same meaning as provided in the Loan Agreement:

"**Debtor**" means, collectively, 1005 DP Equity Holdings LLC, a Delaware limited liability company, and 1015 DP Equity Holdings LLC, a Delaware limited liability company.

"**Loan Agreement**" means that certain Loan Agreement dated February 16, 2021, executed by Debtor and Secured Party.

"**Loan Documents**" has the meaning assigned to such term in the Loan Agreement.

"**Secured Party**" means HGI COMMERCIAL FUNDING I, LLC, a Delaware limited liability company, its successors and permitted assigns.

"**Security Instrument**" means that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, executed by Debtor for the benefit of Secured Party, encumbering the Real Property and other collateral described herein and recorded or to be recorded in the Official Records of Cook County, Illinois.

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## EXHIBIT "B"

### LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

#### TRACT A:

UNIT NUMBERS A101, A102, A103, A104, A105, A106, A107, A108, A201, A202, A203, A204, A205, A206, A207, A208, A301, A302, A303, A304, A305, A306, A307, A308, A401, A402, A403, A404, A405, A406, A407, A408, A501, A502, A503, A504, A505, A506, A507, A508, A601, A602, A603, A604, A605, A606, A607, A608, B101, B102, B103, B104, B105, B106, B107, B108, B201, B202, B204, B205, B206, B207, B208, B301, B302, B303, B304, B305, B306, B307, B308, B401, B402, B403, B404, B405, B406, B407, B408, B501, B502, B503, B504, B505, B506, B507, B508, B601, B602, B603, B604, B605, B606, B607, AND B608 IN PARK TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Parts of Lots "A" and "B" in the Subdivision of Lot 1 in Haase's Addition to Harlem in the South 1/2 of the Southwest 1/4 of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded October 25, 1920, as Document Number 6979635; and of Lot 2 in said Haase's Addition to Harlem, recorded January 20, 1897, as Document Number 2489214, and of the Southwest 1/4 of said Section 13, all in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25307015 together with its undivided percentage interest in the common elements.

#### TRACT B:

PARCEL 1: THAT PART OF LOTS A AND B IN THE SUBDIVISION OF LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT NO. 6979635; AND OF LOT 2 IN SAID HAASE'S ADDITION TO HARLEM, RECORDED JANUARY 20, 1897, AS DOCUMENT NO. 2489214; AND OF THE SOUTHWEST 1/4 OF SAID SECTION 13, ALL OF THE ABOVE BEING TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: (EACH COURSE WHICH RUNS EAST OR WEST BEING ALONG, A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS "A" AND "B"): COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT A WITH THE NORTH LINE OF THE SOUTH 756.20 FEET THEREOF; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS A AND B, 200 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF THAT PART OF SAID LOT A WHICH IS SOUTH OF THE FIRST



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ANGLE POINT NORTH OF ROOSEVELT ROAD 266.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST 77.50 FEET ; THENCE EAST 200.00 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF LOT A, SAID POINT BEING 343.50 FEET NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST OF THE POINT OF COMMENCEMENT; THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST 109.00 FEET ALONG SAID EAST LINE; THENCE WEST 180.00 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST 31.50 FEET TO A POINT 20.00 FEET EAST OF THE HEREIN DESCRIBED POINT OF BEGINNING; THENCE WEST 20.00 FEET TO SAID POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS A AND B IN THE SUBDIVISION OF LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT NO. 6979635; AND OF LOT 2 IN SAID HAASE'S ADDITION TO HARLEM, RECORDED JANUARY 20, 1897, AS DOCUMENT NO. 2489214; AND OF THE SOUTHWEST 1/4 OF SAID SECTION 13, ALL OF THE ABOVE BEING TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: (EACH COURSE WHICH RUNS EAST OR WEST BEING ALONG, A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS "A" AND "B"):

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT A WITH THE NORTH LINE OF THE SOUTH 756.20 FEET THEREOF; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS A AND B, 200 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF THAT PART OF SAID LOT A WHICH IS SOUTH OF THE FIRST ANGLE POINT NORTH OF ROOSEVELT ROAD 90.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 176.00 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST 31.50 FEET ; THENCE EAST 180.00 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF LOT A, SAID POINT BEING 234.50 FEET NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST OF THE POINT OF COMMENCEMENT; THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST 109.00 FEET ALONG SAID EAST LINE; THENCE WEST 140.00 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST 35.50 FEET TO A POINT 60.00 FEET EAST OF THE HEREIN DESCRIBED POINT OF BEGINNING; THENCE WEST 60.00 FEET TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

PARCEL 3: THAT PART OF LOTS A AND B IN THE SUBDIVISION OF LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13,

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TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT NO. 6979635; AND OF LOT 2 IN SAID HAASE'S ADDITION TO HARLEM, RECORDED JANUARY 20, 1897, AS DOCUMENT NO. 2489214; AND OF THE SOUTHWEST 1/4 OF SAID SECTION 13, ALL OF THE ABOVE BEING TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: (EACH COURSE WHICH RUNS EAST OR WEST BEING ALONG, A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS "A" AND "B"):

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT A WITH THE NORTH LINE OF THE SOUTH 756.20 FEET THEREOF, THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS A AND B, 200 FEET, THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF THAT PART OF SAID LOT A WHICH IS SOUTH OF THE FIRST ANGLE POINT NORTH OF ROOSEVELT ROAD 90.00 FEET; THENCE EAST 60.00 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST 35.50 FEET; THENCE EAST 140.00 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF LOT A, SAID POINT BEING 125.50' FEET NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST OF THE POINT OF COMMENCEMENT; THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST 125.50 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 121,931 SQUARE FEET OR 2.799 ACRES MORE OR LESS.

Note: For informational purposes only, the land is known as:  
1005, 1013, 1021, 1029 and 1037 Des Plaines Avenue  
Forest Park, Cook County, Illinois 60130

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Proprietary  
Cook County Clerk's Office



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Property of Cook County Clerk's Office