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Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008



Doc# 2118747031 Fee \$63.00

UCC FINANCING STATEMENT FOLLOW INSTRUCTIONS

0719361 3/2

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2021 02:08 PM PG: 1 OF 7

A. NAME & PHONE OF CONTACT AT FILER (optional) Jackie Cox (208) 577-5000
B. E-MAIL CONTACT AT FILER (optional) jcox@a10capital.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) A10 Capital, LLC 800 W. Main Street, Suite 1100 Boise, Idaho 83712

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 WMS Property, LLC	OR			
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 1030 W. Chicago Avenue, Suite 300	CITY Chicago	STATE IL	POSTAL CODE 60642	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 A10 Capital, LLC	OR			
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS 800 W. Main Street, Suite 1100	CITY Boise	STATE ID	POSTAL CODE 83702	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
See Attached Exhibits "A" and "B"

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:
A10 Loan #AC-IL-DP-21-018-0280-002

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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		
	WMS Property, LLC		
OR	9b. INDIVIDUAL'S SURNAME		
	FIRST PERSONAL NAME		
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	

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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 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
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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
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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 attached Exhibit "B" for legal description.

**Street Address: 2718 W. Roscoe St. and 3401 N. California Ave.,
Chicago, IL 60618**

17. MISCELLANEOUS:

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A10 CAPITAL

Exhibit "A"
to
UCC-1 Financing Statement

Collateral Description

Collateral is collectively described as follows:

- (1) the real property located in Cook County, IL, as further described in Exhibit "B" annexed hereto, together with any greater estate therein which hereafter may be acquired by Debtor (the "**Land**");
- (2) all buildings, structures and other improvements, now or at any time situated, placed or constructed upon the Land (the "**Improvements**");
- (3) all materials, supplies, equipment, apparatus and other items of personal property and fixtures now owned or hereafter acquired by Debtor and now or hereafter attached to, installed in or used in connection with any of the Improvements or the Land, and water, gas, electrical, storm and sanitary sewer facilities, and all other utilities whether or not situated in easements (the "**Fixtures**");
- (4) all right, title and interest of Debtor in and to all goods, accounts (including the Loan Fund, the Deposit Account and the Reserve Funds (each as defined in that certain Loan Agreement by and between Debtor, as borrower, and Secured Party, as lender)), general intangibles, instruments, documents, chattel paper, choses in action, and all other personal property of any kind or character, including such items of personal property as defined in the UCC, now owned or hereafter acquired by Debtor and now or hereafter affixed to, placed upon, used in connection with, arising from or otherwise related to the Land and Improvements or which may be used in or relating to the planning, development, financing or operation of the collateral described herein, including, without limitation, account receivables, payment intangibles, letters of credit, deposit accounts, investment property, commercial tort claims, furniture, furnishings, equipment, machinery, money, insurance proceeds, accounts, contract rights, trademarks, goodwill, chattel paper, documents, trade names, licenses and/or franchise agreements, rights of Debtor under leases of fixtures or other personal property or equipment, general intangibles, inventory, all refundable, returnable, or reimbursable fees, deposits or other funds or evidences of credit or indebtedness deposited by or on behalf of Debtor with any governmental authorities, boards, corporations, providers of utility services, public or private, including specifically, but without limitation, all refundable, returnable or reimbursable tap fees, utility deposits, commitment fees, and development costs (the "**Personalty**");
- (5) all plans, specifications, shop drawings, and other technical descriptions prepared for construction, repair or alteration of the Improvements, and all amendments and modifications thereof;
- (6) all leases, other rental agreements, subleases, licenses, concessions, occupancy agreements or other agreements (written or oral, now or hereafter made at any time while that certain Mortgage With Assignment of Leases and Rents, Security Agreement and Fixture Filing from Debtor, as mortgagor, to Secured Party, as mortgagee, is in effect), together with any extensions or renewals

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thereof, which grant a possessory interest in, or the right to use, all or any part of the Land and Improvements, together with all related security and other deposits (the "*Leases*");

(7) rents, revenues, income, proceeds, profits, security and other types of deposits, termination fees, and other benefits paid or payable by parties to the Leases other than Debtor, for using, leasing, licensing, possessing, operating from, residing in, selling or otherwise enjoying the Land and Improvements;

(8) all other agreements, such as construction contracts, architects agreements, engineers' contracts, utility contracts, maintenance agreements, management agreements, service contracts, permits, licenses, certificates and entitlements in any way relating to the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Land and Improvements;

(9) all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances appertaining to the foregoing, and all right, title and interest, if any, of Debtor in and to any streets, ways, alleys, strips or gores of land adjoining the Land or any part thereof;

(10) all insurance policies, unearned premiums therefor and proceeds from such policies covering any of the aforesaid property now or hereafter acquired by Debtor;

(11) all of Debtor's right, title and interest in and to any awards, remunerations, reimbursements, settlements or compensation heretofore made or hereafter to be made by any governmental authority pertaining to the Land, Improvements, Fixtures or Personalty;

(12) all mineral, water, oil and gas rights now or hereafter acquired relating to all or any part of the Land; and

(13) all accessions, replacements and substitutions for any of the foregoing and all cash and non-cash proceeds of the foregoing.

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Exhibit "B"
to
UCC-1 Financing Statement

Legal Description of Land

PARCEL 1:

THE SOUTH 250 FEET OF THE NORTH 769.22 FEET OF THE SOUTH 1238.50 FEET OF THE WEST 333 FEET (EXCEPT THE WEST 33 FEET TAKEN FOR NORTH CALIFORNIA AVENUE) OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF LOT 14 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS AND PART OF BLOCK 2 AND VACATED ALLEY IN ELECTRIC PARK SUBDIVISION BOTH IN THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

LOT 25 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

LOTS 21, 22, 23 AND 24 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1891, AS DOCUMENT NUMBER 1564100 IN BOOK 53 OF PLATS, PAGE 14

PARCEL 4:

THE SOUTH 180.00 FEET OF THE WEST 174.00 FEET OF THE NORTH 519.22 FEET OF THE SOUTH 1238.50 FEET (EXCEPT THE WEST 33.00 FEET THEREOF TAKEN FOR CALIFORNIA AVENUE) OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 208.00 FEET OF THE WEST 382.00 FEET OF THE SOUTH 180.00 FEET OF THE NORTH 519.22 FEET OF THE SOUTH 1238.50 FEET OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF THE LOT 14 IN COUNTY CLERK DIVISION OF SUBDIVIDED LANDS AND PART OF

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BLOCK 2 AND VACATED ALLEY IN ELECTRIC PARK SUBDIVISION, BOTH IN THE SOUTHEAST 1/4 OF SECTION 24, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

A TRACT OF LAND, LYING WEST OF A LINE WHICH IS 389 FEET AND 3 INCHES (MEASURED ALONG THE NORTHLINE OF WEST ROSCOE STREET) EAST OF THE EAST LINE OF NORTH CALIFORNIA AVENUE AND WHICH RUNS NORTH FROM AND AT RIGHT ANGLES TO THE SAID NORTH LINE OF WEST ROSCOE STREET WHICH TRACT OF LAND AFORESAID IS CONTAINED IN THE FOLLOWING DESCRIBED LAND: COMMENCING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, 1238.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION RUNNING; THENCE EAST TO A POINT ON OR NEAR THE WEST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER AND DISTANCE FROM THE POINT OF BEGINNING 719.2 FEET; THENCE NORTH 7 DEGREES 30 MINUTES WEST, 303.5 FEET TO A POINT WEST OF SAID NORTH BRANCH OF THE CHICAGO RIVER; THENCE WEST 679.2 FEET TO SAID NORTH AND SOUTH CENTER LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID NORTH AND SOUTH CENTER LINE 300 FEET TO THE POINT OF BEGINNING, (EXCEPTING FROM THE SAID TRACT THE WEST 33 FEET TAKEN FOR NORTH CALIFORNIA AVENUE AND THE SOUTH 33 FEET TAKEN FOR ROSCOE STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE NORTH 56 FEET OF THE SOUTH 1594.4 FEET OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER AS ESTABLISHED AND USED BY THE SANITARY DISTRICT OF CHICAGO, AND EAST OF A LINE 308.77 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 OF SECTION 24, BEING A PART OF LOT 17 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH EAST 1/4 OF SAID SECTION 24, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

A TRACT OF LAND LYING EAST OF A LINE WHICH IS 389 FEET 3 INCHES (MEASURED ALONG THE NORTH LINE OF WEST ROSCOE STREET) EAST OF THE EAST LINE OF NORTH CALIFORNIA AVENUE AND WHICH RUNS NORTH FROM AND AT RIGHT ANGLES TO SAID NORTH LINE OF WEST ROSCOE STREET, WHICH TRACT OF LAND AFORESAID IS CONTAINED IN THE FOLLOWING DESCRIBED LAND: COMMENCING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 1238.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, RUNNING THENCE EAST TO A POINT ON OR NEAR THE WEST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER AND DISTANT FROM THE POINT OF BEGINNING, 719.2 FEET; THENCE NORTH 7 DEGREES 30 MINUTES WEST 303.5 FEET TO A

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POINT WEST OF SAID NORTH BRANCH OF THE CHICAGO RIVER; THENCE WEST 679.2 FEET TO SAID NORTH AND SOUTH CENTER LINE OF SAID SECTION; THENCE SOUTH AND ALONG SAID NORTH AND SOUTH CENTER LINE 300 FEET TO THE POINT OF BEGINNING (EXCEPT FROM SAID TRACT OF LAND THE EAST 91.9 FEET OF SAID PREMISES TAKEN AND APPROPRIATED FOR THE PURPOSE OF STRAIGHTENING SAID NORTH BRANCH OF THE CHICAGO RIVER AND ALSO EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF DEDICATED FOR STREET PURPOSES SEPTEMBER 12, 1894) IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOT 20 IN THE BOATYARD AT BELMONT AND THE RIVER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 08163174, IN COOK COUNTY, ILLINOIS

Permanent Parcel Number(s): 13-24-400-006-0000, 13-24-400-008-0000, 13-24-400-009-0000, 13-24-404-005-0000, 13-24-404-007-0000, 13-24-404-010-0000, 13-24-404-013-0000, 13-24-404-035-0000, 13-24-405-001-0000, 13-24-405-002-0000, 13-24-405-003-0000, 13-24-405-004-0000

Street Address: 2718 W. Roscoe St. and 3401 N. California Ave., Chicago, IL 60618