



2119322013

Doc# 2119322013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/12/2021 10:07 AM PG: 1 OF 8

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)

Avatar REIT I LLC
1200 Westlake Ave N, Suite 1006
Seattle, Washington 98109

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

OR	1a. ORGANIZATION'S NAME Anitej Hotel Corp.			
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 308 Castle Drive		CITY Elk Grove Village	STATE IL	POSTAL CODE 60007-4220
				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)

OR	2a. ORGANIZATION'S NAME			
	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)

OR	3a. ORGANIZATION'S NAME Avatar REIT I LLC			
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1200 Westlake Ave N, Suite 1006		CITY Seattle	STATE WA	POSTAL CODE 98109
				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 immovable (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 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:

6b. Check only if applicable and check only one box:

FIDELITY NATIONAL TITLE FCH#21006166

2023

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<input type="checkbox"/> Public-Finance Transaction	<input type="checkbox"/> Manufactured-Home Transaction	<input type="checkbox"/> A Debtor is a Transmitting Utility	<input type="checkbox"/> Agricultural Lien	<input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable):		<input type="checkbox"/> Lessee/Lessor	<input type="checkbox"/> Consignee/Consignor	<input type="checkbox"/> Seller/Buyer
8. OPTIONAL FILER REFERENCE DATA:		<input type="checkbox"/> Bailee/Bailor	<input type="checkbox"/> Licensee/Licensor	

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11)

International Association of Commercial Administrators (IACA)

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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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

Anitej Hotel Corp.

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 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. 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

as 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 and made a part hereof, commonly known as: 2280 Barrington Road Hoffman Estates, Illinois 60010

17. MISCELLANEOUS:

International Association of Commercial Administrators (IACA)

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EXHIBIT "A"

COLLATERAL

All of Debtor's assets, including but not limited to the following:

1. **General Intangibles.** All of Debtor's General Intangibles, now existing or hereafter arising or acquired, together with the proceeds therefrom. As used herein, the term "General Intangibles" means all personal property (including things in action) other than goods, accounts, chattel paper, documents, instruments, and money, and includes, but is not limited to, business records, deposit accounts, inventions, intellectual property, designs, patents, patent applications, trademarks, trademark applications, trademark registrations, service marks, service mark applications, service mark registrations, trade names, goodwill, technology, knowhow, confidential information, trade secrets, customer lists, supplier lists, copyrights, copyright applications, copyright registrations, licenses, permits, franchises, tax refund claims, and any letters of credit, guarantee claims, security interests, or other security held by the Debtor to secure any "Accounts" (as hereinafter defined).
2. **Accounts (Including Accounts Receivable).** All of Debtor's Accounts, whether now existing or hereafter arising or acquired, together with the proceeds therefrom. As used herein, the term "Accounts" means any right of Debtor to receive payment from another person or entity, including payment for goods sold or leased, or for services rendered, no matter how evidenced or arising, and regardless of whether yet earned by performance, including, without limitation, any and all bank accounts, ACH accounts, and accounts related to credit card processing. It includes, but is not limited to, accounts, accounts receivable, contract rights, contracts receivable, purchase orders, notes, drafts, acceptances, all rights to payment earned or unearned under a charter or other contract involving the use or hire of a vessel and all rights incident to the charter or contract, and other forms of obligations and receivables.
3. **Inventory.** All of Debtor's Inventory, whether now owned or hereafter acquired, together with the products and proceeds therefrom and all packaging, manuals, and instructions related thereto. As used herein, the term "Inventory" means all goods, merchandise, and personal property held for sale or leased or furnished or to be furnished under contracts of service, and all raw materials, work in process, or materials used or consumed in Debtor's business, wherever located and whether in the possession of Debtor, a warehouseman, a bailee, or any other person.
4. **Equipment.** All of Debtor's Equipment, now owned or hereafter acquired, together with the products and proceeds therefrom, and all substitutes and replacements therefor. As used herein, the term "Equipment" includes all equipment, machinery, tools, office equipment, supplies, furnishings, furniture, or other items used or useful, directly or indirectly, in Debtor's business, all accessions, attachments, and other additions thereto, all parts used in connection therewith, all packaging, manuals, and instructions related thereto, and all leasehold or equitable interests therein.
5. **Fixtures.** All of Debtor's interest in and to all fixtures and furnishings, now owned or hereafter acquired, together with the products and proceeds therefrom, all substitutes and replacements therefor, all accessories, attachments, and other additions thereto, all tools, parts, and supplies used in connection therewith, and all packaging, manuals, and instructions related thereto, located on or attached to all of Debtor's business premises as well as every other location of Debtor's business, including but not limited to all fixtures located at 2280 Barrington Road Hoffman Estates, Illinois 60010 ("Property").
6. **Chattel Paper, Documents And Instruments.** All of Debtor's right, title, and interest in any chattel paper, documents, or instruments, now owned or hereafter acquired or arising, or now or hereafter coming into the possession, control, or custody of either Debtor or Secured Party, together with all proceeds therefrom. The terms "chattel paper," "documents," and "instruments" shall have those meanings ascribed to them in the Uniform Commercial Code.

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7. **After Acquired Property.** After-acquired property which replaces the foregoing or is included within any of the foregoing descriptions.
8. **Proceeds.** The proceeds from all of the above.

This security interest is given as security for all indebtedness and obligations owed by Debtor to Secured Party, whether now existing or hereafter incurred, under this Security Agreement or the Notes, together with all extensions, modifications, or renewals thereof (hereinafter referred to, collectively, as the "Obligation").

The term "proceeds" means all products of the Collateral and all additions and accessions to, replacements of, insurance or condemnation proceeds of, and documents covering any of the Collateral, all property received wholly or partly in trade or exchange for any of the Collateral, all leases of any of the Collateral and all rents, revenues, issues, profits, and proceeds arising from the sale, lease, license, encumbrance, collection, or any other temporary or permanent disposition, of any of the Collateral or any interest therein.

All of the foregoing are herein collectively called the "Collateral".

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Exhibit "B"
Legal Description

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387
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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 06-01-200-017-0000

Parcel 1:

Lot 3 in Barrington Pointe Subdivision in the East 1/2 of Fractional Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of parcel 1 as created by sign easement agreement recorded February 24, 1987 as document 87106392 and re-recorded September 28, 1988 as document 88446130, and shown on Plat document number 86106425 by and between LaSalle National Bank, as trustee under trust number 109437 by document executed by LaSalle National Bank, as trustee, under trust agreement dated August 22, 1985 and known as trust number 110224 and La Quinta Motor Inns, Inc., on that part of the East 1/2 of the East 1/2 of Fractional Section 1, Township 41 North Range 9, East of the Third Principal Meridian, described as follows: commencing at the intersection of the Northeasterly line of Higgins road as dedicated by instrument recorded March 27TH, 1941 as Document No. 12647603, with the West Line of Barrington road as dedicated by instrument recorded July 8TH, 1932 as document number 1113016; thence North 00 degrees 03 minutes 13 seconds West along said Westery Line of Barrington road, being a line 50.00 feet, as measured at right angles, West of and parallel with the East Line of Said Fractional Section 1, 446.91 feet to an intersection with the South Line of perpetual easement for highway purposes as per warranty deed dated May 31, 1957 and recorded June 10, 1957 as Document No. 16926933; thence South 89 degrees 56 minutes 47 seconds West along said last described line, being a line at right angles to said West Line of Barrington Road, 30.00 feet to the West Line of said perpetual easement; thence North 00 degrees 03 minutes 13 seconds West along said last described line, being a line 80.00 feet, as measured at right angles, West of and parallel with the East Line of Said Fractional Section 1, 259.60 feet to a point for a place of beginning; thence South 89 degrees 56 minutes 47 seconds West at right angles to said last described parallel line 10.00 feet; thence North 00 degrees 03 minutes 13 seconds West 6.00 feet to a point; thence North 89 degrees 56 minutes 47 seconds, East 10.00 feet to a point; thence South 00 degrees 03 minutes 13 seconds East 6.00 feet to the place of beginning.

Parcel 3:

Easement for the benefit of parcel 1 as depicted on the Plat of Subdivision of Barrington Pointe Subdivision, recorded as document 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987, executed by LaSalle National Bank as Trustee under Trust No. 109437 and LaSalle National Bank as Trustee under Trust No. 110224, recorded as document 87106425, for passageway over: The area described as easement for driveway, ingress and egress and utility easement, 28 feet in total width along the common border with LOTS 4 and 5 in Barrington Pointe Subdivision in the East 1/2 of Fractional Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, recorded February 24, 1987 as document 87106425.

Parcel 4:

Easement for the benefit of Parcel 1, as depicted on the Plat of Subdivision of Barrington Pointe recorded as document number 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987, and recorded as document number 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee under trust number 110224, for passageway over that portion of Lot 2 following between the boundaries of Lots 1, 3 and 5, 54 Feet Wide at the East Line and 144.54 Feet along the South Line.

Parcel 5:

Easement for the benefit of parcel 1 as depicted on the Plat of Subdivision recorded as document number 87106425 of

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EXHIBIT "A" Legal Description

Barrington Pointe Subdivision and as additionally set out in the declaration of easements, dated February 19, 1987 and recorded as document 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224, for passageway over: Lot 2 along its common border with Lot 3, being 12 Feet Wide along the Southeasterly Line of Lot 2, adjoining Lot 3.

Parcel 6:

Easement for the benefit of Parcel 1 as delineated on the Plat of Subdivision of the Barrington Pointe Subdivision recorded as document number 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987 recorded as document number 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224, for detention/retention, at the Northwest Corner of Lot 2.

Parcel 7:

Easement for the benefit of Parcel 1, as depicted on the Plat of Subdivision of Barrington Pointe Subdivision recorded as document number 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987 recorded as document number 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224, for storm sewer, within that portion of Lot 2 described on the Plat as "Utility Easement".

Parcel 8:

Easement for the benefit of Parcel 1, as depicted on the Plat of Barrington Pointe Subdivision recorded as document number 87106425 and as additionally set out in the declaration of easements recorded as document number 87106425, dated February 19, 1987, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224 for temporary easement for lighting, Landscaping, construction and slope location upon Lot 2 adjacent to the easement for driveway, ingress and egress and utility easement location on Lot 2 along its common border with Lot 3 for the purpose of installing and maintaining lights and Landscaping, said easement area over the Southeasterly 5 feet of Lot 2 lying Northwesterly and adjoining the Southeasterly 12 foot driveway easement of Lot 2.

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