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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

Doc# 2124419019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2021 10:04 AM PG: 1 OF 4

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

**RONALD N. LORENZINI, JR.
LORENZINI & ASSOCIATES, LTD.
16106 S. ROUTE 59
PLAINFIELD, IL 60586**

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
PACE PROPERTY GROUP, L.L.C.

OR

1b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
200 WEST MADISON, SUITE 4200 CHICAGO IL 60606

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
BEVERLY BANK & TRUST COMPANY, N.A.

OR

3b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
5300 W. 95th STREET OAK LAWN IL 60453

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

SEE ATTACHED EXHIBITS

FIDELITY NATIONAL TITLE
0021026282 44

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:

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EXHIBIT A

This Financing Statement covers, and the Debtor does hereby pledge, assign, transfer and deliver to the Secured Creditor and does hereby grant to the Secured Creditor a continuing and unconditional security interest in and to:

- (a) all personal property of Debtor, including without limitation, the Personal Property as defined and described in the Mortgage, Security Agreement, Financing Statement and Assignment of Rents dated August 25, 2021 made and delivered by Debtor to Secured Party encumbering the real property (the "Property") legally described on Exhibit B attached hereto;
- (b) all other apparatus, machinery, devices, fixtures, communication devices, systems and equipment, fittings, appurtenances, equipment, appliances, furniture, furnishings, appointments, accessories, landscaping, plants and all other items of personal property now or hereafter acquired by Debtor, or in which Debtor may now or hereafter have any interest whatsoever, and used in the operation of the Property. All fixtures and equipment now or hereafter installed for use in the operation of the buildings, structures and improvements now or hereafter on the Property, including but not limited to, all lighting, heating, cooking, air-cooling, lifting, fire extinguishing, cleaning, entertaining, communicating and electrical and power systems, and the machinery, appliances, ovens, stoves, refrigerators, dishwashers, disposals, carpeting, floors and windows, shades, floor coverings, cabinets, partitions, conduits, ducts and compressors, and all elevators and escalators and the machinery and appliances, fixtures and equipment pertaining thereto, other than any such items that are owned by residents at the Property;
- (c) any and all judgments, awards, revenues, receivables, income and accounts now owned or hereafter acquired and arising from or out of the Property and the businesses and operations conducted thereon, including, without limitation, condemnation awards and proceeds, payments or settlements under insurance policies covering the Property;
- (d) any and all goods, tangible and intangible, personal property of any kind, nature or description (including without limitation, any and all accounts, contract rights, franchises, licenses, permits, documents, instruments and general intangibles) of Debtor, whether now owned or hereafter acquired, or in which Debtor now has or shall hereafter acquire by any right, title or interest whatsoever (whether by bill of sale, lease, conditional sales contract, or other title retention document or otherwise), and any and all replacements and substitutions thereof or therefore, arising from or out of the Property;
- (e) all right, title and interest of Debtor in and to any construction contracts, subcontracts, architectural agreements, engineering contracts, service contracts, maintenance contracts, construction and other governmental consents, permits and

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licenses, surveys, plans, specifications, warranties, and guaranties, and all amendments, modifications, supplements, general conditions and addenda thereto, which Debtor has, may have or may subsequently directly or indirectly enter into, obtain or acquire in connection with the improvements, ownership, operation or maintenance of the Property;

- (f) all right, title and interest of Debtor in and to any and all rents and leases in any way affecting the Property, including any right, title and interest of Debtor, if any, in and to any security deposits made under such leases, whether held by a broker, escrowee, agent or Debtor, and in any escrows established for the closing of the transactions contemplated by such leases and all amendments and supplements thereto, which Debtor has, may have, or may subsequently directly or indirectly enter into;
- (g) rights of Debtor under any and all declarations recorded with respect to any portion of the Property;
- (h) All other property of the Debtor, of any kind or description, tangible or intangible, now or hereafter pledged, assigned, transferred or delivered to or left in or coming into the possession, control or custody of, or in transit to, the Secured Creditor or any agent or bailee for the Secured Creditor, by or for the account of the Debtor, including, without limitation, cash negotiable instruments, documents of title, chattel paper, securities, certificates of deposit, deposit or other accounts, interest or dividends thereon, other cash equivalents and all other property of whatever description of the Debtor, whether held in a general or special account or for safekeeping or otherwise, whether now existing or hereafter acquired, and wherever now or hereafter located, and now or hereafter in transit to, or in the possession or control of or assigned to the Secured Creditor, and the products and proceeds therefrom;
- (i) any and all additions and accessories to all of the foregoing and any and all proceeds, renewals, replacements and substitutions of all of the foregoing including any insurance proceeds thereon.

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EXHIBIT B LEGAL DESCRIPTION OF PROPERTY

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 16 IN FREDERICK H. BARTLETT'S CENTERFIELD, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 158 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PIN's: 19-10-119-001-0000; 19-10-119-002-0000; 19-10-119-003-0000;
19-10-119-004-0000; 19-10-119-005-0000; 19-10-119-006-0000; 19-10-119-007-0000;
19-10-119-008-0000; 19-10-119-009-0000; 19-10-119-010-0000.

Commonly known as: 5001-5025 S. Cicero Ave., Chicago, IL 60632

Property of Cook County Clerk's Office