

CC# 2105109LD NH 50FS
UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS



Doc# 2127957007 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/06/2021 09:45 AM PG: 1 OF 6

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 60601 </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 Oak Ridge Property Evanston, L.L.C.	OR			
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS c/o Wesley Realty Group, 832 Custer Avenue	CITY Evanston	STATE IL	POSTAL CODE 60202	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 Ridge Avenue Irrevocable Trust	OR			
2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2c. MAILING ADDRESS Attn Larry Cheek, Trustee, 832 Custer Ave.	CITY Evanston	STATE IL	POSTAL CODE 60202	COUNTRY USA

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/Licensor

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 Oak Ridge Property Evanston, L.L.C.	
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
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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	SUFFIX
			ADDITIONAL NAME(S)/INITIAL(S)	

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 Exhibit B attached hereto.

17. MISCELLANEOUS:

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EXHIBIT A

TO UCC-1 FINANCING STATEMENT

Debtor:

Oak Ridge Property Evanston, L.L.C.
c/o Wesley Realty Group
832 Custer Avenue
Evanston, IL 60202

Ridge Avenue Irrevocable Trust
Attention: Larry Cheek
c/o Wesley Realty Group
832 Custer Avenue
Evanston, IL 60202

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**").

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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 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.

UNOFFICIAL COPY

EXHIBIT B

TO UCC-1 FINANCING STATEMENT

Debtor:

Oak Ridge Property Evanston, L.L.C.
 c/o Wesley Realty Group
 832 Custer Avenue
 Evanston, IL 60202

Ridge Avenue Irrevocable Trust
 Attention: Larry Cheek
 c/o Wesley Realty Group
 832 Custer Avenue
 Evanston, IL 60202

Secured Party:

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

Description of Real Estate

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lots 1, 2, 3, 4, 5 and 6 in Block 1 in overfield's addition to Chicago being a subdivision of North West 1/4 of the North West 1/4 of the South East 1/4 of Section 27, township 40 north, range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of Block 2 described as beginning at a point in the South Line of Said Block 2, 128 feet East of the Southwest Corner Thereof; thence West along the South Line of Said Block 2 to the Southwest Corner Thereof; thence North along the West Line of Said Block 2 to the Northwest Corner Thereof; Thence East along the North Line of Said Block 2 a distance of 129 feet 7 3/4 inches; thence Southerly along a straight line to the place of beginning in the Dickinson Lowell homestead Subdivision of part of Lots 11 and 12 in School Trustee's Subdivision of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3A:

The East 60.46 feet of the South 1/2 of the North 1/2 of lot 'C' in Bickel and others subdivision of the West 32 rods of the East 67 rods of the South 40 rods of the North West 1/4 of section 14, township 40 North, range 13 East of the Third Principal Meridian, excluding from said premises that part thereof taken or used for streets and alleys, in Cook County, Illinois

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PARCEL 3B

Lots 3 and 4 in the subdivision of lot 114 in Wolf, Nelson and Levia's subdivision of that part of the South 1/2 of the East 55 acres of the East 1/2 of the Northwest West 1/4 of section 14, township 40 North, range 13, East of the Third Principal Meridian, which lies East of the East line of the South 40 rods of the West 20 rods of the said East 55 acres and East of the West line of the East 1/2 of the Northwest 1/4 of said section, North of South 40 rods thereof, also

PARCEL 3C;

A strip of land between The East 60.46 feet of the South 1/2 of the North 1/2 of lot 'C' in Bickel and others subdivision of the West 32 rods of the East 67 rods of the South 40 rods of the North West 1/4 of section 14, township 40 North, range 13 East of the Third Principal Meridian and Lot 3 in Dunas resubdivision of lot 114 in Wolf, Nelson and Levia's subdivision in the Northwest West 1/4 of section 14, township 40 North, range 13, East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 4:

The North 66 2/3 feet of Lot 4 in Block 61 in Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 4351-4359 W. Diversey Avenue, Chicago, Illinois, 4039-4051 N. Laporte Avenue, Chicago, Illinois, 4431-4447 N. Lawndale Avenue, Chicago, Illinois and 1570 Oak Avenue, Chicago, Illinois.

PIN:

11-18-308-008-0000
 13-14-127-005-0000
 13-14-127-004-0000
 13-27-400-001-0000
 13-27-400-002-0000
 13-16-429-001-0000
 13-27-400-003-0000