

# UNOFFICIAL COPY

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\*2130522027\*

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

# GIT

Doc# 2130522027 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/01/2021 11:24 AM PG: 1 OF 6

A. NAME & PHONE OF CONTACT AT FILER (optional) ROBERT J. TAYLOR, ESQ.
B. E-MAIL CONTACT AT FILER (optional) RTAYLOR@RALAW.COM
C. SEND ACKNOWLEDGMENT TO: (Name and Address)  ROETZEL & ANDRESS, LPA 30 N. LASALLE ST., SUITE 2800 CHICAGO, IL 60602

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 DESHE AT ALSIP, LLC			
OR	1b. INDIVIDUAL'S SURNAME		
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 350 N. LASALLE ST., 9TH FLOOR		CITY CHICAGO	STATE IL
		POSTAL CODE 60654	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 BANK LEUMI USA			
OR	3b. INDIVIDUAL'S SURNAME		
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1 NORTH LASALLE STREET SUITE 2000		CITY CHICAGO	STATE IL
		POSTAL CODE 60602	COUNTRY USA

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

See attached "Exhibit A" and "Exhibit 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:

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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	
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	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".**

17. MISCELLANEOUS:

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## EXHIBIT "A"

1. Land. All of the estate, right, title and interest of Debtor in and to that certain parcel of real property described in Exhibit B annexed hereto and made a part hereof ("Land" or "Real Estate");

2. Improvements. All structures, buildings and improvements, including additions, enlargements, extensions, modifications, repairs, and replacements, of every kind and description now or any time hereafter located or placed on the Land ("Improvements");

3. Fixtures. All fixtures now or hereafter attached to the land or Improvements, together with all proceeds and products, renewals and replacements thereof, including all plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposal and incinerating equipment, and all other engines, boilers, dynamos, elevators and tanks ("Fixtures");

4. Other Property Rights. All other rights and interests on, under, above or related to the Land and/or Improvements and/or Fixtures, including all appurtenances, easements, rights-of-way or uses, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and all water, ditch, well, reservoir and drainage rights, mineral rights, air rights and development rights, and all land lying in the bed of any street, road or avenue, in front of or adjoining the Land to the center thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto and all minerals, crops, timber, trees, shrubs, flowers, and landscaping features now or hereafter located on, under or above the Land ("Other Property Rights");

5. Real Property Rights. Whether at law or in equity, in possession or in expectancy, all estates, rights, titles, interests, franchises, privileges, licenses, liberties, servitudes, tenements, hereditaments and appurtenances, reversions and remainders, rents, issues, profits and revenue in any way belonging, relating or appertaining to the Land and/or Improvements and/or Fixtures and/or Other Property Rights or any part thereof ("Real Property Rights");

6. Personal Property. All furniture, furnishings, goods, equipment, inventory or personal property owned by Debtor now or at any time located on, attached to or used in and about the Improvements, or in connection with activity conducted at the Real Estate, including all machines, engines, boilers, dynamos, elevators, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposal and incinerating equipment, and all building materials and equipment hereafter situated on or about the Real Estate or Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor ("Personal Property");

7. Permits and Approvals. All water taps, sewer taps, certificates of occupancy, permits, governmental approvals, licenses, authorizations, variances, franchises, certificates, consents, approvals and other permits, rights and privileges ("Permits") now or hereafter obtained in connection with the Real Estate or the Improvements;

8. Leases and Rents. All leases (including, without limitation, oil, gas and mineral leases), licenses, concessions and occupancy agreements and all agreements of every kind relating

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to the use, enjoyment or occupancy of all or any part of the Real Estate, whether written or oral, now or hereafter entered into whether before or after the filing by or against Grantor of any petition for relief under the United States Bankruptcy Code, 11 USC Section 101 et seq. with any tenant, lessee, licensee or other party (each, a "Tenant" and collectively, "Tenants"), all as amended or modified from time to time (each, a "Lease" and collectively, "Leases") and all rents, royalties, issues, deposits, profits, revenue, income and other benefits of the assets specified in this definition of "Property", including all amounts payable and all rights and benefits accruing to Grantor under the Leases (collectively, "Rents") and all guarantees of, letters of credit covering, and cash or securities deposited to secure, performance by the Tenants of their obligations under any such Leases, whether said letters of credit, cash or securities are to be held until the expiration of the term of said Leases or applied to one or more of the installments of Rent coming due prior to the expiration of said term ("Tenant Security");

9. Reserves. All cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Beneficiary or any Lender pursuant to this Deed of Trust or any other of the Loan Documents ("Reserves");

10. Property Agreements. All contracts and agreements entered into covering or related to the use, operation or management of any or all of the Real Estate or the Improvements and all revenue, income and other benefits thereof, including, all track agreements, easement agreements, access agreements, developer's or utility agreements, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases, and contracts or documents relating to construction on any part of the Real Estate (including plans, drawings, surveys, tests, reports, bonds and Governmental Approvals) ("Property Agreements");

11. Utility Deposits. All monetary deposits given to any public or private utility with respect to utility services furnished to all or any part of the Real Estate;

12. General Intangibles. All funds, accounts, instruments, accounts receivable, documents, causes of action, claims, general intangibles (including, without limitation, trademarks, trade names, service marks and symbols now or hereafter used in connection with any part of the Real Estate), all names by which the Real Estate may be operated or known, all rights to carry on business under such names, and all rights, interest and privileges which Grantor has or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter arising from or by virtue of any transactions related to the Real Estate;

13. Building Materials and Plans. All building materials, supplies and equipment placed in or on the Real Estate and all architectural renderings, models, drawings, plans, specifications, studies and data now or hereafter relating to the Real Estate or the Improvements;

14. Insurance. All right, title and interest of Grantor in any insurance policies or binders now or hereafter relating to the Property including any unearned premiums thereon and Grantor's interest in and to all proceeds of any such insurance policies (including title insurance policies) including the right to collect and receive such proceeds;

15. Condemnation. All right, title and interest of Grantor in and to any and all awards, damages, payment or other compensation, and any and all claims therefore and rights thereto,

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which may result from taking or injury by virtue of the exercise of the power of condemnation or eminent domain to the Land, Improvements, Fixtures, Personal Property or any other asset specified in this definition of Property;

16. Books and Records. All books and records relating to or used in connection with the operation of the Real Estate or any part thereof or any other asset specified in this definition of "Property" ("Books and Records");

17. Bonds. All right, title and interest of Grantor under completion bonds, performance bonds, payment bonds and other similar bonds and surety agreements and arrangements related to the Property or any party thereof;

18. Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction of taxes ("Tax Refund");

19. Causes of Action. All causes of action and claims, including all causes of action or claims arising in tort, by contract, by fraud or by concealment of material fact, against any person or entity for damages or injury to the Property or in connection with any transactions financed in whole or in part with proceeds of the Note;

20. Rights. The right, in the name and on behalf of Grantor, to appear in and defend any action or proceeding brought with respect to the Real Estate and to commence any action or proceeding to protect the interest of Beneficiary or any Lender in the Real Estate;

21. Additions and Proceeds. All additions, accessions, replacements, substitutions, proceeds and products of the real and personal property, tangible and intangible, described above; and

22. Other Rights. All other or greater rights and interests of every nature in the Real Estate and the Improvements and in the possession or use thereof and income therefrom.

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## EXHIBIT B

### LEGAL DESCRIPTION

PARCEL 1: LOTS 1 TO 14, BOTH INCLUSIVE, IN CRESTLINE VILLA, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1972 AS DOCUMENT 21871916, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 2 IN FIRST ADDITION TO CRESTLINE VILLA, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4209 West 115<sup>th</sup> Street, Alsip, IL 60803

PINs: 24-22-421-023-0000  
24-22-421-024-0000  
24-22-421-025-0000  
24-22-421-026-0000  
24-22-421-027-0000  
24-22-421-028-0000  
24-22-421-029-0000  
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24-22-421-031-0000  
24-22-421-032-0000  
24-22-421-033-0000  
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24-22-421-035-0000  
24-22-421-036-0000  
24-22-421-037-0000