



2132257027

Doc# 2132257027 Fee \$55.00

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/18/2021 02:52 PM PG: 1 OF 3

A. NAME & PHONE OF CONTACT AT FILER (optional)
VINCENT TESSITORE, 630-225-8255

B. E-MAIL CONTACT AT FILER (optional)
VINCE@LTLAWOFFICE.COM

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

**VINCENT TESSITORE
 LINDELL & TESSITORE P.C.
 1755 PARK STREET, SUITE 200
 NAPERVILLE, IL 60563**

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
TUF PROPERTIES, LLC

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
2250 PROGRESS PARKWAY SCHAUMBURG IL 60173 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
MIDLAND STATES BANK

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
1540 IL ROUTE 59 JOLIET IL 60431 USA

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

All of the personal property of Debtor, wherever located, and now owned or hereafter acquired, including: (a) Accounts, including all accounts receivable and all amounts owed to Debtor for licensing of intellectual property rights; (b) Chattel paper, including equipment leases and conditional sales agreements; (c) Inventory, including property held for sale or lease and raw materials; (d) Equipment, including property used in Debtor's business, machinery and production machines, and fixtures; (e) Instruments, including promissory notes; (f) Investment property; (g) Documents; (h) Deposit Accounts; (i) Letter-of-credit rights; (j) General intangibles; (k) Franchise rights; (l) Additions, accessions, and substitutions and rights ancillary to, or arising in any way in connection with, any of the foregoing, including security agreements securing any of the foregoing, guaranties guaranteeing any of the foregoing, documents, notes, and drafts representing any of the foregoing, the right to returned goods, and warranty claims with respect to any of the foregoing; (m) Books and records pertaining to the foregoing and the equipment containing the books and records or on which the books and records are stored; (n) Money, deposit accounts, insurance proceeds, and other tangible and intangible property received upon the sale or disposition of any of the foregoing; and (o) To the extent not listed above as original collateral, proceeds and products of the foregoing.

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 Agricultural Lien Non-UCC Filing

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

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

UNOFFICIAL COPY

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

TUF PROPERTIES, LLC

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 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 A attached hereto and incorporated herein by reference for all purposes.

17. MISCELLANEOUS:

UNOFFICIAL COPY

EXHIBIT A (LEGAL DESCRIPTION)

PARCEL 1A:

LOTS 9A, AND 9B IN TOWNE CENTER AT VERIDIAN BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL ACCORDING TO PLAT OF SUBDIVISION RECORDED ON SEPTEMBER 13, 2018 AS DOCUMENT NUMBER 1825613044 IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART OF LOT 7 DEDICATED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION PER PLAT RECORDED FEBRUARY 3, 2021 AS DOCUMENT 2103455034.

PARCEL 1B:

INTENTIONALLY DELETED

PARCEL 1C:

LOT 21 IN TOWN CENTER OF VERIDIAN PLAT OF RESUBDIVISION #3 BEING A RESUBDIVISION OF LOTS 11 AND 12 IN TOWNE CENTER AT VERIDIAN BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED FEBRUARY 25, 2020 AS DOCUMENT 2005616015

PARCEL 1D:

LOTS 15 AND 17 IN TOWNE CENTER AT VERIDIAN PLAT OF RESUBDIVISION #2 PER PLAT OF SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL RECORDED ON JULY 16, 2019 AS DOCUMENT NUMBER 1919716093 IN THE RECORDS OF THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 13, 2018 AS DOCUMENT 1825613042 MADE BY AND BETWEEN MOTOROLA SOLUTIONS, INC., ZURICH AMERICAN INSURANCE COMPANY, TUF PARTNERS, LLC, ZC CHICAGOLAND OFFICE EXCHANGE, L.L.C., AS TRUSTEE AND WIM CORE PORTFOLIO OWNER, LLC AND ALSO AS SHOWN ON PLAT OF SUBDIVISION TOWNE CENTER AT VERIDIAN RECORDED SEPTEMBER 13, 2018 AS DOCUMENT 1825613044, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY TUF PARTNERS, LLC, DATED SEPTEMBER 17, 2018, AND RECORDED SEPTEMBER 18, 2018 AS DOCUMENT 1826119444; AS AFFECTED BY FIRST SUPPLEMENT THERETO MADE BY TUF PARTNERS, LLC, DATED AS OF JUNE 25, 2019, AND RECORDED JUNE 27, 2019 AS DOCUMENT 1917817104; AS FURTHER AFFECTED BY SECOND SUPPLEMENT THERETO MADE BY TUF PARTNERS, LLC, DATED AS OF NOVEMBER 14, 2019, AND RECORDED DECEMBER 3, 2019 AS DOCUMENT 1933713041, IN COOK COUNTY, ILLINOIS.

Parcel Identification Numbers: 02-34-401-002-0000, 07-02-400-002-0000, 07-02-400-003-0000, 07-11-203-003-0000, 07-01-300-006-0000, 02-34-401-007-0000, and 07-01-300-008-0000.

Property addresses: 2101 Parkside Drive, Schaumburg, IL 60173 (Lot 15)
2040 Progress Parkway, Schaumburg, IL 60173 (Lot 21)