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Doc# 2200708009 Fee \$88.00 **UCC FINANCING STATEMENT FOLLOW INSTRUCTIONS** RHSP FEE: \$9.00 RPRF FEE: \$1.00 A. NAME & PHONE OF CONTACT AT FILER (optional) KAREN A. YARBROUGH B. E-MAIL CONTACT AT FILER (optional) COOK COUNTY CLERK DATE: 01/07/2022 10:05 AM PG: 1 OF 6 C. SEND ACKNOWLEDGMENT TO: (Name and Address) HOUSING & HEALTHCARE FINANCE, LLC 64 N. SUMMIT STREET, SUITE 214 TENAFLY, NJ 07670 ATTN: JOSE A. PEREZ THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY 1. DEBTOR'S NAME: Provide o..., or 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 at the lank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad) 1a, ORGANIZATION'S NAME MASTER TENANT II, LLC 1b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX 1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY 6101 NIMTZ PARKWAY SOUTH BEND IN 46628 USA 2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use ax act all 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 26. INDIVIDUAL'S SURNAME ADDITIONAL NAME(S)/INITIAL(S) FIRST PERSONAL NAME SUFFIX 2c. MAILING ADDRESS STATE POSTAL CODE COUNTRY 3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only und Secured Party name (3a or 3b) 3a. ORGANIZATION'S NAME HOUSING & HEALTHCARE FINANCE, LLC 3b. INDIVIDUAL'S SURNAME ADDITIONAL NAME(\$)/INITIAL(\$) FIRST PERSONAL NAME SUFFIX 3c. MAILING ADDRESS POSTAL CODE COUNTRY CITY STATE 5515 SECURITY LANE, SUITE 735 NORTH BETHESDA MD 20852 USA 4. COLLATERAL: This financing statement covers the following collateral: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR A DESCRIPTION OF MASTER TENANT COLLATERAL. being administered by a Decedent's Personal Representative 5. Check only if applicable and check only one box: Collateral is ____held in a Trust (see UCC1Ad, item 17 and Instructions) 6b. Check only if applicable and check only one box: 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

7. ALTERNATIVE DESIGNATION (if applicable):

8. OPTIONAL FILER REFERENCE DATA: RECORD IN THE COUNTY OF COOK, ILLINOIS Seller/Buyer

Bailee/Bailor

Licensee/Licensor

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UCC FINANCING STATEMENT ADDENDUM

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 7.5 FEET OF LOT 6 AND ALL OF LOTS 7, 8, 9, 10, 11, 12, 13, AND 14 IN BLOCK 75 IN NORTHWEST LAND ASSOCIATIONS SUBDIVISION OF THE WEST HALF OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24 AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BLOCKS 1 AND 8 AND BLOCK 2 (EXCEPT THE EAST 1 ACRE THEREOF) IN CLARKS SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, 7 OWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, P. COOK COUNTY, ILLINOIS

Common Address:

4900 N. Bernard Street

Chicago, Illinois 60625

TAX PARCELS NOS.:

13-11-418-021-0000 13-11-419-026-0000 13-11-418-025-0000 13-11-418-033-0000

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EXHIBIT B TO MASTER TENANT SECURITY AGREEMENT AND FINANCING STATEMENTS

DESCRIPTION OF MASTER TENANT COLLATERAL

This Exhibit B is attached to, incorporated by reference in, and forms a part of certain documents (collectively, the "Security Documents"), executed, where applicable, and delivered in connection with the financing of the Project (as hereinafter defined), including a Master Tenant Security Agreement and Financing Statements by and between MASTER TENANT II LLC, a limited liability company organized and existing under the laws of Illinois (for the purposes of this Exhibit B, the "Debtor" or the "Master Tenant") and HOUSING & HEALTHCAPE LINANCE, LLC, a limited liability company organized and existing under the laws of Delaware (for the purposes of this Exhibit B, the "Secured Party" or the "Lender").

All of the following described property and interests in property, whether now in existence or hereafter arising, and relating to, situated or located on or used or usable in connection with the maintenance and/or operation of that certain skilled nursing facility known as "Ambassador Nursing & kerabilitation Center", FHA Project No. 071-22466 (the "Project"), located on the property described in Exhibit A (hereafter referred to as the "Land"):

- (a) All fixtures, furniture, equipment and other goods and tangible personal property of every kind and description whatsoever now or nore ifter located on, in or at the Land, including, but not limited to, all lighting, laundry, incinerating and power equipment; all engines, boilers, machines, radiators, motors, furnaces, compressors and transformers; all power generating equipment; all pumps, tanks, ducts, conduits, wire, switches, electrical equipment, and fixtures, fans and switchboards; all telephone equipment; all piping, tubing and plumbing equipment and fixtures; all heating, refrigeration, air-conditioning, cooling, ventilating, sprinkling, water, power, waste disposal and communications equipment, systems and apparatus; all water coolers and water heaters; all fire prevention, alarm and extinguishing systems and apparatus; all cleaning equipment; all lift, elevator and escalator equipment and apparatus; all partitions, shades, blinds, awnings, screens, screen doors, storm doors, exterior and interior signs, gas fixtures, stoves, ovens, refrigerators, garbage disposals, dishwashers, kitchen and laundry fixtures, utensils, appliances and equipment, cabinets, mirrors, mantles, floor coverings, carpets, rugs, draperies and other furnishings and furniture now or hereafter installed or used or wable in the operation of any part of the buildings, structures or improvements erected or to be erected in or upon the Land and every replacement thereof, accession thereto, or substitution therefor, whether or not all of the above are now or hereafter acquired or attached to the Land in any manner;
- (b) All articles of tangible personal property not otherwise described herein which are now or hereafter located in, attached to or used in, on or about the buildings, structures or improvements now or hereafter located, placed, erected, constructed or built on the Land and all replacements thereof, accessions thereto, or substitution therefor, whether or not the same are, or will be, attached to such buildings, structures or improvements in any manner;

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- (c) All rents, leases and guarantees of leases, subleases and guarantees of subleases, income, revenues, issues, profits, royalties and other benefits arising or derived or to be derived from, or related to, directly or indirectly, the Land, whether or not any of the property described in this item (c) constitutes accounts, chattel paper, documents, general intangibles, instruments or money;
- (d) All awards now or hereafter made ("Awards") with respect to the Land as a result of (i) the exercise of the power of condemnation or eminent domain, or the police power, (ii) the alteration of the grade of any street, or (iii) any other injury or decrease in the value of the Land (including but not limited to any destruction or decrease in the value by fire or other casualty), whether or not any of the property described in this item (d) constitutes accounts, chattel paper, documents, gene al intangibles, instruments, investment property, deposit accounts, or money;
- (e) All land surveys, plans, and specifications, drawings, briefs and other work product and other papers and re o ds now or hereafter used in the construction, reconstruction, alteration, repair or operation of the Land;
- (f) All licenses, permits, certificates and agreements for the provision of property or services to or in connection with, or otherwise benefiting, the Land and/or the Healthcare Facility, any nursing home license, assisted living facility license, any and all Medicaid/Medicare/TRICARE/CHAMPUs or other governmental insurance agreements ("Provider Agreements"), and any other license necessary for the provision of services at the Land and/or the operation of the Healthcare Facility. Provided that this Agreement shall be construed as granting to Secured Party a security interest, assigning receivables, giving dominion and control or designating an attorney-in-fact with respect to Government Receivables Accounts or Government Payments to the greatest extent permitted by and not in violation of (i) applicable law, now enacted and/or hereafter amended, and (ii) the Provider Agreements. For purposes herein, "Government Receivables Accounts" shall mean separate deposit account(s) into which only Government Payments are deposited, and "Government Payments" shall mean a payment from a governmental entity and shall include, without limitation, payments governed under the Social Security Act (42 U.S.C. §§ 1395 et seq.), including payments under Medicare, Medicaid and TRICARE/CHAMPUS, and payments administered or regulated by the Centers for Medicare and Medicaid Services of Department of Health and Human Services.
- (g) All funds, monies, securities and other property held in escrow, lock boxes, depository or blocked accounts or as reserves and all rights to receive (or to have distributed to the Master Tenant) any funds, monies, securities or property held in escrow, lock boxes, depository or blocked accounts or as reserves including but not limited to all of Master Tenant's rights (if any) to any funds or amounts in that certain reserve funds and/or residual receipts accounts created under any regulatory agreement required by the Secretary of Housing and Urban Development or the Federal Housing Administration Commissioner;
- (h) All accounts, accounts receivable, general intangibles, chattel paper, instruments, and any rights to payment evidenced by instrument(s), documents, inventory, goods, cash, cash

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proceeds, bank accounts, deposit accounts, certificates of deposits, securities, insurance policies, letters of credit, letter of credit rights, deposits, judgments, liens, causes of action, warranties, guaranties and all other properties and assets of the Master Tenant, tangible or intangible, whether or not similar to the property described in this item (h). As used herein, the term "accounts receivable" shall include (i) all healthcare insurance receivables, including, but not limited to Medicaid and Medicare receivables, Veterans Administration or other governmental receivables, private patient receivables, and HMO 10 receivables; (ii) any payments due or to be made to the Master Tenant relating to the Land or (iii) all other rights of the Master Tenant to receive payment of any kind with respect to the Land;

- (i) All books, records and files of whatever type or nature relating to any or all of the property or interests in property described herein or the proceeds thereof, whether or not written, stored electronically or electromagnetically or in any other form, and whether or not such books, records, or files constitute accounts, equipment or general intangibles.
- (j) Any and all security or other deposits which have not been forfeited by any tenant under any lease; and
- (k) All products and proceeds of any and all of the property (and interests in property) described herein including but not limited to proceeds of any insurance, whether or not in the form of original collateral, account, contract rights, chattel paper, general intangibles, equipment, fixtures, goods, securities, leases and guarantees of leases, subleases and guarantees of subleases, instruments, inventory, documents, deposit accounts or cash.

[END OF EXHIBIT B]