

cc # 12/05/865 [redacted]

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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)  
 Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141

B. E-MAIL CONTACT AT FILER (optional)  
 uccfilingreturn@wolterskluwer.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address) 36466 - THOMPSON

Lien Solutions  
 P.O. Box 29071  
 Glendale, CA 91209 9071 IL IL

File with Cook, IL

Doc# 2202719058 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2022 01:10 PM PG: 1 OF 6

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  
 3900 ASHLAND OWNER LLC

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
 3175 COMMERCIAL AVENUE, SUITE 211 NORTHBROOK IL 60062 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  
 NORTHBROOK 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  
 100 W. NORTH AVENUE CHICAGO IL 60610 USA

4. COLLATERAL: This financing statement covers the following collateral:  
 See Exhibit "A" attached hereto and made a part hereof for a description of the Collateral, including but not limited to, all machinery, equipment, furniture, fixtures and articles of personal property.

The Real Estate is described in Exhibit "B" attached hereto and made a part hereof.

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:  
 81654746 IL - Cook County c/m 54581-216148 Y

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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 <b>3900 ASHLAND OWNER LLC</b>	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

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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:

**The Real Estate is described in Exhibit "B" attached hereto and made a part hereof.**

17. MISCELLANEOUS:  
**IL - COOK COUNTY**

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## Exhibit "A" To UCC-1 Fixture Financing Statement

**NORTHBROOK BANK & TRUST COMPANY, N.A., as Secured Party,  
3900 ASHLAND OWNER LLC, a Delaware limited liability company, as Debtor**

Debtor hereby grants to Secured Party a security interest in and does hereby collaterally assign, pledge, mortgage, convey and set over unto Secured Party the property described as follows (hereinafter referred to collectively as the "Collateral"):

A. All machinery, apparatus, equipment, inventory, fittings, fixtures, appliances, furnishings, supplies and articles of personal property of every kind and nature whatsoever, including, but not limited to, any for the purpose of supplying or distributing heat, light, air, power, water, ventilation, air conditioning or refrigeration (whether single units or centrally controlled), all screens, screen doors, storm windows, storm doors, shades, awnings, gas and electric fixtures and equipment, fans, radiators, heaters, engines, machinery, boilers, ranges, furniture, motors, sinks, bathtubs, carpets, floor coverings, window shades, drapes, furnaces, stokers, conduits, switchboards, pipes, tanks, lifting equipment, fire control or fire extinguishing apparatus or equipment, ducts, compressors, pumps, furniture and furnishings, located on or affixed to, attached to, incorporated in, or placed upon the Property or in any building or improvements now located thereon or hereafter located thereon, except for any of the foregoing items of property which are owned by any tenant of any such building or improvement and which, according to the terms of any applicable lease, may be removed by such tenant at the expiration or termination of said lease.

B. All equipment, material, inventory and supplies wherever located and whether in the possession of the Debtor or any third party, intended or prepared for use in connection with the construction of, incorporation into or affixment to the Property or any building or improvement being, or to be, constructed upon the Property, including, without limitation, all lumber, masonry, steel and metal (assembled, fabricated or otherwise), in the possession of any third party intended or designated for incorporation into or affixment to any such building or improvement.

C. Any and all contracts and agreements for construction, construction supervision, architectural services, maintenance, management, operation, marketing, leasing and other professional services pertaining to the Property heretofore or hereafter entered into by Debtor, including any subcontracts, material supply contracts, and including all of Debtor's rights to receive services, work, materials, supplies and other goods thereunder, claims and rights with respect to nonperformance or breach of such contracts and agreements, including rights under any payment and performance bond(s) issued to Debtor and/or said contractor(s), and all plans and specifications, drawings, models and work product relating to the building and other improvements intended to be undertaken on the Property pursuant to the Loan Documents.

D. Any and all accounts, chattel paper and general intangibles, now or hereafter acquired, as those terms are defined in the Uniform Commercial Code, including but not limited to, all of the Debtor's right, title and interest in, to and under any contracts, leases, licenses or other agreements of any kind entered into by Debtor in connection with the ownership,

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construction, maintenance, use, operation, leasing or marketing of the Property, including but not limited to any escrow, franchise, warranty, service, management, operation, equipment or concession contract, agreement or lease, and end-loan commitment, including all of Debtor's rights to receive services or benefits and claims and rights to receive services or benefits and claims and rights with respect to non-performance or breach thereunder.

E. All governmental or administrative permits, licenses, certificates, consents and approvals relating to the Property or any building or improvements thereon or to be constructed or made thereon.

F. All proceeds of or any payments due to or for the account of Debtor under any policy of insurance (or similar agreement) insuring, covering or payable upon loss, damage, destruction or other casualty or occurrence of or with respect to any of the foregoing described Collateral, the Property or any building or improvement now or hereafter located on the Property, whether or not such policy or agreement is owned or was provided by Debtor or names Debtor or Secured Party as beneficiary or loss payee and all refunds of unearned premiums payable to Debtor on or with respect to any such policies or agreements.

G. Any and all contracts for the purchase or sale of the Property or any of the improvements to be built on the Property.

H. Any and all proceeds or rights to proceeds arising out of any condemnation or exercise of right of eminent domain pertaining to the Property or any building or improvement now or hereafter located on the Property.

I. All proceeds of, substitutions and replacements for, accessions to and products of any of the foregoing in whatever form, including, without limitation, cash, checks, drafts and other instruments for the payment of money (whether interded as payment or credit items), chattel paper, security agreements, documents of title and all other documents and instruments.

J. Any and all right, title and interest of Debtor in and to any and all rents, leases and security deposits.

K. A lien upon and security interest in (and Secured Party may, without demand or notice of any kind, when any amount shall be due and payable by Debtor, appropriate and apply toward the payment of such amount, in such order of application as Secured Party may elect) any and all balances, credits, deposits, accounts or monies of or in the name of Debtor now or hereinafter in the possession of Secured Party and any and all property of every kind or description of or in the name of Debtor now or hereafter, for any reason or purpose whatsoever, in the possession or control of, or in transit to, Secured Party or any agent or bailee for Secured Party. Secured Party shall have the rights and remedies of a secured party under the Uniform Commercial Code of the State of Illinois in respect to such property, including without limitation, the right to sell or otherwise dispose of any or all of such property.

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## Exhibit "B" To UCC-1 Fixture Financing Statement

**NORTHBROOK BANK & TRUST COMPANY, N.A., as Secured Party,  
3900 ASHLAND OWNER LLC, a Delaware limited liability company, as Debtor**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD, SAID POINT BEING 33.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 1040.04 FEET, MEASURED PARALLEL WITH SAID NORTH LINE, WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 515.58 FEET; THENCE EAST ALONG A LINE WHICH IS 548.58 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 264.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 710.66 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SOUTH ASHLAND AVENUE, AS NOW LOCATED AND WIDENED BY CONDEMNATION CASE OF THE CIRCUIT COURT OF COOK COUNTY, DOCKET NO. B-71138, SAID POINT OF INTERSECTION BEING 64.93 FEET, MEASURED PERPENDICULARLY, WEST OF THE EAST LINE OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTHERLY ALONG SAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, 133.75 FEET TO A POINT ON SAID WEST LINE WHICH IS 68.38 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 AND 340.00 FEET, AS MEASURED ALONG SAID WEST STREET LINE, SOUTH OF THE POINT OF INTERSECTION OF SAID WEST STREET LINE WITH A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTHWARDLY ALONG THE WESTERLY LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY ORDINANCE PASSED DECEMBER 7, 1960 AND CONFIRMED BY DEED RECORDED JUNE 21, 1961 AS DOCUMENT NUMBER 13094881, A DISTANCE OF 305.70 FEET TO A POINT, SAID POINT BEING 112.50 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 113.00 FEET, MEASURED PERPENDICULARLY, WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTHWESTWARDLY ALONG THE WESTERLY LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY THE AFOREMENTIONED ORDINANCE, PASSED DECEMBER 7, 1960, A DISTANCE OF 31.83 FEET TO A POINT, SAID POINT BEING 85.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 129.00 FEET, MEASURED PERPENDICULARLY, WEST OF THE EAST LINE OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTHWESTWARDLY ALONG THE WESTERLY LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY THE AFOREMENTIONED ORDINANCE PASSED DECEMBER 7, 1960, A DISTANCE OF 29.87 FEET TO A POINT, SAID POINT BEING 75.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 157.14 FEET, MEASURED PARALLEL WITH SAID NORTH LINE, WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE OF WEST PERSHING ROAD AS WIDENED BY CONDEMNATION CASE OF THE SUPERIOR COURT OF COOK COUNTY, DOCKET NO. 502073, BEING A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 AFORESAID, 33.08 FEET; THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF WEST PERSHING ROAD AS WIDENED, 582.90 FEET TO A POINT, SAID POINT BEING 218.92 FEET, AS MEASURED ALONG THE

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SOUTHERLY LINE OF WEST PERSHING ROAD AS WIDENED, EASTWARDLY FROM THE POINT OF INTERSECTION OF A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 AND THE SOUTHWARD EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF BLOCK 35 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY 504.12 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

(EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6 AFORESAID AND A LINE DRAWN 548.58 FEET, MEASURED PERPENDICULARLY, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID PARALLEL LINE, 64.92 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY CONDEMNATION CASE OF THE CIRCUIT COURT OF COOK COUNTY, DOCKET NO. B-71138; THENCE CONTINUING WEST ALONG THE AFORESAID PARALLEL LINE, 190.00 FEET; THENCE NORTHERLY ALONG A LINE DRAWN PARALLEL WITH THE AFORESAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, 133.75 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 6 AFORESAID, 190.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, SAID POINT BEING 68.37 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 AFORESAID; THENCE SOUTHERLY, ALONG THE AFORESAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, 133.75 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS

**Address of Property:**  
3900 S. Ashland Avenue  
Chicago, Illinois 60609

**Permanent Index No.:**  
20-06-200-074-0000  
20-06-200-075-0000