

STATE OF FLORIDA UNIFORM COMMERCIAL CODE
FINANCING STATEMENT FORM

UNOFFICIAL COPY

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON
Carlos F. Rodriguez, Esq.
ERRA Law
2601 S. Bayshore Drive, 18th Floor, Coconut Grove, FL 33133
(305) 444-5969

B. Email Address cr@erralaw.com

C. SEND ACKNOWLEDGEMENT TO:
Name Carlos F. Rodriguez, Esq.
ERRA Law

Address 2601 S. Bayshore Drive

Address 18th Floor

City/State/Zip Coconut Grove, FL 33133

Doc#: 2220718090 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2022 10:49 AM Pg: 1 of 6

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (1a OR 1b) - Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME

MIR PMG LLC

1.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1.c MAILING ADDRESS Line One

2600 S DOUGLAS RD

This space not available.

MAILING ADDRESS Line Two

SUITE 800

CITY

CORAL GABLES

STATE

FL

POSTAL CODE

33134

COUNTRY

USA

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (2a OR 2b) - Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME

2.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

2.c MAILING ADDRESS Line One

This space not available.

MAILING ADDRESS Line Two

CITY

STATE

POSTAL CODE

COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - INSERT ONLY ONE SECURED PARTY (3a OR 3b)

3.a ORGANIZATION'S NAME

CITY NATIONAL BANK OF FLORIDA

3.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3.c MAILING ADDRESS Line One

100 S.E. 2nd Street

This space not available.

MAILING ADDRESS Line Two

13th Floor

CITY

Miami

STATE

FL

POSTAL CODE

33131

COUNTRY

USA

4. This FINANCING STATEMENT covers the following collateral: Any and all property of the Debtor, including but not limited to a blanket lien on all current and future business assets, tangible and intangible of the Debtor, the Collateral as described in the Schedule A and Exhibit A to UCC attached hereto and incorporated herein by reference.

5. ALTERNATE DESIGNATION (if applicable)

LESSEE/LESSOR

CONSIGNEE/CONSIGNOR

BAILEE/BAILOR

AG LIEN

NON-UCC FILING

SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX - YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

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Schedule A to UCC (County)

Schedule A to UCC from MIR PMG LLC, a Texas limited liability company (the "Debtor") and for the benefit of CITY NATIONAL BANK OF FLORIDA, its successors and assigns ("Secured Party").

This Financing Statement covers the following types and items of property:

Any and all property of the Debtor, of any kind or description, tangible or intangible, wheresoever located and whether now existing or hereafter arising or acquired, including the following (all of which property, along with the products and proceeds therefrom, are individually and collectively referred to as the "Collateral"):

The types or items of property covered by this Financing Statement are all of the property of the Debtor hereinafter described, whether such property is now owned or in existence or is hereafter owned or acquired by the Debtor, to wit:

Any and all property of the Debtor, of any kind or description, tangible or intangible, wheresoever located and whether now existing or hereafter arising or acquired, including any and all accounts receivable of the Debtor, rights to distribute products, intellectual property, now owned or acquired at a later date, and any and all assets of the Debtor;

All furniture, furnishings, fixtures, machinery, equipment, inventory, materials and Collateral owned by the Debtor that are located on or attached to any real property owned and/or in the legal possession of the Debtor (any such real property hereinafter referred to as the "Premises"), and personal property of every nature whatsoever now or hereafter owned by the Debtor and located in, on, or used in connection with the operation of said Premises, or the buildings, structures or other improvements thereon, including, without limitation, all gas and electric fixtures, radiators, heaters, water pumps, air conditioning equipment, machinery, boilers, ranges, elevators and motors, bath tubs, sinks, water closets, water basins, pipes, faucets, and other plumbing and heating fixtures, mantels, refrigerating plants and ice boxes, window screens, screen doors, Venetian blinds, cornices, storm shutters and awnings, which are now or may hereafter pertain to or be used with, in or on the Premises, even though they be detached or detachable, including, without limitation, the following, to wit:

(a) All right, title and interest of Debtor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Debtor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

(b) All right, title and interest of Debtor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired, together with all right, title and interest of Debtor in and to all contracts, agreements for deed, installment sales contracts, contract rights, accounts, general intangibles, chattel paper, instruments and receivables of the Debtor or arise from the sale of all or any portion of the Premises, whether now existing or hereafter arising;

(c) All right, title, interests, estate or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Premises;

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(d) All easements, rights-of-way and rights used in connection with the Premises or as a means of access thereto and all tenements, hereditaments and appurtenances thereof and thereto, and all right, title and interest of Debtor in and to any streets and roads abutting said Premises to the center lines thereof and in and to any strips or gores of land therein, and all water, water rents, sewer, sewer rights, sanitary and storm systems that are now or hereafter located on or adjacent to the Premises and all gas and oil rights, mineral rights, timber rights and riparian and littoral rights pertaining to the Premises, and any and all management rights, contracts, agreements, development rights and permits, and any and all reversions, remainders, rents, issues and profits thereof, and also all the estate, right, title, interest and all claim and demand whatsoever, in law and in equity, of Debtor in and to the same, including but not limited to, all causes of action of Debtor relating to the property hereby encumbered and all judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Premises or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Premises or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade of streets;

(e) All right, title and interest of Debtor in and to all insurance proceeds payable in connection with the Premises or any portion thereof;

(f) All right, title and interest of Debtor in and to all furniture, furnishings, fixtures, machinery, equipment, inventory and materials located on or attached to the Premises, and all property of every nature or kind whatsoever, whether deemed to be real or personal property, whether or not now or hereafter owned or acquired by the Debtor and located in, on, used or procured for use in connection with the operation of the Premises, or the buildings, structures or other improvements thereon, including, without limitation, all apparatus, chattels, gas and electric fixtures, radiators, heaters, water pumps, air conditioning equipment, machinery, boilers, ranges, elevators and motors, bath tubs, sinks, water closets, water basins, pipes, faucets, and other plumbing and heating fixtures, mantels, refrigerating plants and ice boxes, window screens, screen doors, Venetian blinds, cornices, storm shutters and awnings, piping, controls, pumps, valves, motors, power units, wiring, apparatus, machinery and equipment required or necessary for the utilization or operation thereof, and all elevators, escalators, vaults, safes, awnings, storm windows and doors, window blinds and shades, inlaid floor coverings or carpeting, shrubbery, plants, fences, gates, stoves, ranges, drinking fountains, ventilating, refrigerating, air conditioning, incinerating, dishwashing and cleaning equipment, wires, irrigation and sprinkler systems (including overhead or underground systems and all wells, pumps, motors and power units which are installed as part of same) and all apparatus associated with the foregoing which are now or may hereafter pertain to or be used with, in, or on the Premises or any part thereof, even though they be detached or detachable, including any and all buildings located thereon, or for use in any construction being conducted on the Premises and/or for the reconstruction, alteration and/or repair of such improvements now or hereafter erected thereon, all of which shall be deemed to be included within the Premises immediately upon delivery thereof to the Premises, and all extensions, additions, improvements, betterments, renewals, substitutions or replacements of or to any of the foregoing, whether or not the same are or shall be attached to said buildings or improvements in any manner (hereinafter called the "Building Equipment");

(g) All right, title and interest of Debtor in and to the above-described Building Equipment, personal property and fixtures, together with the benefit of any deposits or payments now or hereafter made on such personal property or fixtures by Debtor or on its behalf;

(h) All awards and proceeds to which Debtor is entitled by virtue of any taking of all or part of the Premises by condemnation or exercise of the right of eminent domain or other taking, as hereinafter more particularly set forth;

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- (i) All rents, issues and profits of the Premises and all estate, right, title and interest of every nature whatsoever of Debtor in and to the same, as hereinafter more particularly set forth, including, without limitation, all right, title and interest of Debtor in and to any and all management contracts and/or agreements with respect to the maintenance, management, operation, control, use and/or development of the Premises or any part thereof (collectively, the "Management Contracts");
- (j) All deposits made with respect to the Premises and/or any improvements, including, but not limited to, any security given to utility companies by Debtor and all advance payments of insurance premiums made by Debtor with respect thereto and all claims or demands relating to such deposits, other security and/or such insurance;
- (k) All proceeds and claims arising on account of any damage to, or Condemnation of, the Premises and/or improvements or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Premises and/or improvements;
- (l) All licenses (including, but not limited to, any operating licenses or similar licenses), contracts, management contracts or agreements, guarantees, warranties, franchise agreements, permits, authorities or certificates required or relating to the ownership, use, operation or maintenance of the Premises and/or improvements; and
- (m) All plans and specifications prepared for demolition and/or construction and all studies, data and drawings related thereto, and all aforesaid data and drawings with respect to any demolition and/or construction of any Improvements (as defined in the Mortgage).

Any and all assets owned by the Debtor that are located at the Premises and all of the Building Equipment, Management Contracts, Improvements, Collateral and any and all other property, rights, privileges and franchises referenced hereinabove and/or granted herein by Debtor to Secured Party, together with all proceeds, products, replacements, substitutions, renewals, extensions, accessions and accretions of or to any and all of the foregoing, are hereinafter collectively referred to as the "Property."

The proceeds of all or any part, portion or item of the above-described Property are also covered by this Financing Statement.

The above-described Property and other personal property, as well as goods or other items of personal property to become fixtures owned by the Debtor, that are located in or on, applicable to, or affixed to, or are to be located in or on, applicable to, or affixed to, any real property.

The record owner of the real property described on attached Exhibit A is MIP PMG LLC, a Texas limited liability company, however any and all assets owned by Debtor, whether or not located in or on such real property shall be considered part of the Collateral.

[EXECUTION APPEARS ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Mortgagor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered in the presence of:

DEBTOR:

MIR PMG LLC,
a Texas limited liability company


Name: Bernadette Gomez

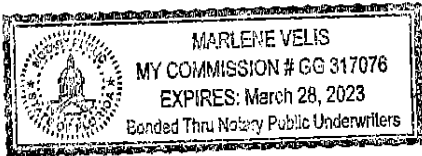
By: 
Sergio Oscar Miranda Mayans, Manager


Name: Marlene Velis

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 12th day of July, 2022, by Sergio Oscar Miranda Mayans, as Manager of Debtor, and on behalf of MIR PMG LLC, who is personally known to me ___ or has produced DRIVER LICENSE as identification.

SEAL





Notary Public

Printed Notary Name

Property of Cook County Clerk's Office

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Exhibit "A" to UCC

LEGAL DESCRIPTION

**LOT 2 IN MAJOR'S RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2006, AS DOCUMENT
0634815145, IN COOK COUNTY, ILLINOIS.**

a/k/a 5020 W. 95th Street, Oak Lawn, IL 60453

Permanent Index Number: 24-04-421-007-0000

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