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Doc# 2222241018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2022 11:35 AM PG: 1 OF 4

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Greer, Herz & Adams, L.L.P.
2525 South Shore Boulevard, Suite 203
League City, Texas 77573
Attn: Ginger Co rea

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
ECA BULIGO THATCHER WOODS PARTNERS, LP

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
13041 W. Linebaugh Avenue Tampa FL 33626 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
American National Insurance Company

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
2525 South Shore Boulevard, Suite 207 League City TX 77573 USA

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

See Exhibit "One" 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 Agricultural Lien Non-UCC Filing

6b. Check only if applicable and check only one box: Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:
462380; LCM #22-1029; to be filed with the Delaware Division of Corporations



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NAME OF DEBTOR: ECA BULIGO THATCHER WOODS PARTNERS, LP
SECURED PARTY: AMERICAN NATIONAL INSURANCE COMPANY

EXHIBIT "One"

This Financing Statement covers the following collateral:

(a) all of the goods, articles of personal property, accounts, general intangibles, instruments, documents, furniture, furnishings, equipment and/or fixtures of every kind and nature whatever (including, without limitation, the items described in subsections (b) through (f) below) now or hereafter owned by Debtor, in or hereafter placed in, or used or which may become used, in connection with or in the use, enjoyment, ownership or operation of the real estate described on **Exhibit "A"** attached hereto and made a part hereof (the "Mortgaged Premises"), together with all additions thereto, replacements thereof, substitutions therefor and all proceeds thereof;

(b) all rents, rentals, payments, compensations, revenues, profits, incomes, leases, licenses, concession agreements, parking agreements, insurance policies, plans and specifications, contract rights (including but not limited to all rights under that certain letter agreement dated on or about June 30, 2022 between Exron Capital, Inc. and IN Retail Fund Thatcher Woods, L.L.C., predecessor in interest to Debtor, and Thomas E. Cleitsman and Anthony E. Speiser as guarantors), accounts of Debtor; all escrowed funds and general intangibles of Debtor in any way relating to the Mortgaged Premises or used or useful in the use, enjoyment, ownership or operation of the Mortgaged Premises;

(c) to the extent Debtor has a right to grant a security interest therein, all names, trade names, signs, marks and trademarks under or by which the Mortgaged Premises may at any time be operated or known, all rights to carry on business under any such names, trade names, logos, signs, marks and trade marks, or any variant thereof, any goodwill in any way relating to the Mortgaged Premises and all of Debtor's rights to carry on the business of Debtor under all such names, trade names, signs, marks and trade marks, or any variant thereof;

(d) all deposits, awards, damages, payments, escrowed monies (including, but not limited to, all escrowed funds under this Mortgage and under the Escrow Agreement, defined below), insurance proceeds, condemnation awards or other compensation of Debtor, and interests, fees, charges or payments accruing on or received from or to be received on any of the foregoing in any way relating to the Mortgaged Premises, or the ownership, enjoyment or operation of the Mortgaged Premises together with all proceeds of all of the foregoing described in this paragraph;

(e) all cash, securities, uncertificated securities, investment property, securities accounts, financial assets, deposit accounts, securities entitlements and other personal property now or hereafter in or coming into or being credited to Debtor, or represented by any account or mutual

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fund, including, without limitation, all interest, dividends, rights, options, powers, splits and income thereon; and

(f) all products, proceeds, substitutions, additions, renumberings and replacements of any of the collateral described in this subparagraph.

The term "Mortgage" means that certain Mortgage, Security Agreement and Financing Statement (and Fixture Filing) between Debtor and for the benefit of Secured Party dated on or about even date herewith with respect to the Mortgaged Premises.

The term "Escrow Agreement" shall mean, individually and collectively, (a) that certain Escrow Agreement of even date herewith by and between Debtor and Secured Party for certain tenant improvements and leasing commissions at the Mortgaged Property, and (b) that certain Escrow Agreement of even date herewith by and between Debtor and Secured Party for certain capital improvements at the Mortgaged Property.

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NAME OF DEBTOR: ECA BULIGO THATCHER WOODS PARTNERS, LP
SECURED PARTY: AMERICAN NATIONAL INSURANCE COMPANY

EXHIBIT "A"

Lot "A" in River Grove Estate, being a subdivision in the Northeast Fractional 1/4 of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, excepting therefrom the following described parcel:

That part of Lot "A" in River Grove Estate aforesaid bounded and described as follows: Beginning at the most Northerly Northwest corner of said Lot "A"; thence East on the North line of said Lot "A" a distance of 31.58 feet, thence South at right angles to said North line of Lot "A" to the Southeasterly line of Lot "B" in said River Grove Estate, extended Northeasterly; thence Southwesterly on said Southeasterly line of Lot "B" extended to the most Easterly corner of Lot "B"; thence Northwesterly on the Northeasterly line of Lot "B" and said Northeasterly line, extended to the Northwesterly line of said Lot "A" to the point of beginning, all in Cook County, Illinois.

Property Address: 8355 West Belmont Avenue, River Grove, Illinois 60171

Permanent Tax Index Number: 12-26-201-077-0000