



\*2308022004\*

Doc# 2308022004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/21/2023 09:22 AM PG: 1 OF 9

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)

Greenberg Traurig, LLP  
One Vanderbilt Avenue  
New York, New York 10017  
Attention: Corey A. Tessler, Esq.

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 <b>JSH MICHIGAN I, LLC</b>	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
OR 1b. INDIVIDUAL'S SURNAME			
1c. MAILING ADDRESS <b>11150 Santa Monica Blvd, Suite 330</b>	CITY <b>Los Angeles</b>	STATE <b>CA</b>	POSTAL CODE <b>90025</b>
			COUNTRY <b>USA</b>

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	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
OR 2b. INDIVIDUAL'S SURNAME			
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 <b>DBR INVESTMENTS CO. LIMITED</b>	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
OR 3b. INDIVIDUAL'S SURNAME			
3c. MAILING ADDRESS <b>1 Columbus Circle, 15th Floor</b>	CITY <b>New York</b>	STATE <b>NY</b>	POSTAL CODE <b>10019</b>
			COUNTRY <b>USA</b>

4. COLLATERAL: This financing statement covers the following collateral:  
**ALL ASSETS OF THE DEBTOR, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND THE PROCEEDS THEREOF, WHICH ARE OR WILL BECOME "FIXTURES" AS SUCH TERM IS DEFINED UNDER THE UNIFORM COMMERCIAL CODE UPON THE REAL PROPERTY DESCRIBED HEREIN.**

CC# 220251010 SOFS  
CC# JYork

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/Licenser

7. ALTERNATIVE DESIGNATION (if applicable):

8. OPTIONAL FILER REFERENCE DATA:  
**042692.014100 - Cook County, IL**

# 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

**JSH MICHIGAN I, 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) or, 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 made a part hereof.**

17. MISCELLANEOUS:

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

Parcel 1 (retail parcel):

Retail Parcel 1:

That part of Lots 23 to 31, both inclusive and taken as a tract, (except the North half thereof), in Allmendinger's Lake Shore Drive Addition to Chicago, a subdivision of part of Block 13 in the Canal Trustees' Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane having an elevation of +29.00 feet Chicago City Datum and lying above a horizontal plane having an elevation of +13.00 feet Chicago City Datum and lying within its horizontal boundary projected vertically and described as follows:

Beginning at the Northwest corner of the South half of said tract, thence North 89°37'05" East along the North line of the South half of said tract 43.19 feet; thence South 00°07'31" East 22.26 feet; thence North 89°41'09" East 12.27 feet; thence South 00°07'31" East 19.48 feet; thence North 89°41'09" East 6.34 feet; thence South 00°07'31" East 53.43 feet; thence South 89°41'09" West 5.17 feet; thence South 00°07'31" East 12.46 feet to a point on the South line of said tract; thence South 89°41'09" West along said South line 56.63 feet to the Southwest corner thereof; thence North 00°07'31" West along the West line of said tract 107.57 feet to the point of beginning, in Cook County, Illinois.

Retail Parcel 2:

That part of Lots 23 to 31, both inclusive and taken as a tract, (except the North half thereof), in Allmendinger's Lake Shore Drive Addition to Chicago, a subdivision of part of Block 13 in the Canal Trustees' Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane having an elevation of +13.00 feet Chicago City Datum and lying above a horizontal plane having an elevation of +1.75 feet Chicago City Datum and lying within its horizontal boundary projected vertically and described as follows:

Beginning at the Northwest corner of the South half of said tract, thence North 89°37'05" East along the North line of the South half of said tract 25.28 feet; thence South 00°07'31" East 10.21 feet; thence North 89°41'09" East 16.19 feet; thence South 00°07'31" East 6.49 feet; thence North 89°41'09" East 5.09 feet; thence South 00°07'31" East 4.05 feet; thence South 89°41'09" West 46.56 feet to a point on the West line of said tract; thence North 00°07'31" West along said West line 20.71 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

# UNOFFICIAL COPY

The easement for light, air and view over and upon the Premises, described as follows:

Commencing at a horizontal plane parallel to and 63.00 feet above Chicago City Datum and extending vertically upwards to the Zenith, beginning at a point on the North line of Parcel 2, a distance of 62.00 feet East of the Westerly line of said parcel 2; thence North along a line parallel to and 62.00 feet East of the Westerly line of Lots 23 to 31, inclusive (as a tract) in Allmendinger's Lake Shore Drive Addition to Chicago aforesaid, a distance of 30.00 feet to a point; thence East and parallel with the centerline of Lots 23 to 31, inclusive (as a tract), a distance of 88.00 feet to a point; thence South and parallel to the Westerly line of said tract, a distance of 30.00 feet to the centerline of said tract; thence West along the centerline of said tract, a distance of 88.00 feet to the place of beginning, as created by agreement between the Palmolive-Peet Company, a corporation of Delaware and Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 25, 1927 and known as Trust Number 19104 dated March 31, 1928 and recorded April 30, 1928 as document 10005790, and also recorded June 21, 1932 as document 11106014, and as continued and reserved by instrument dated December 26, 1958 and recorded December 26, 1958 as document 17413316, in Cook County, Illinois.

Parcel 4:

Easements for the maintenance of a refrigeration or chilled water plant located in the Southwest corner of the sub-basement of the 919 North Michigan avenue building, as created by an amended and restated easement agreement between Lehndorff 919 Michigan Associates and the Westin Chicago Limited Partnership dated May 30, 2001 and recorded June 6, 2001 as document 0010499021, in Cook county, Illinois, over the Land described as follows:

Easement parcel 1 (Chiller Room)

All the Land property and space lying above a horizontal plane having an elevation of -19.86 feet below Chicago City Datum and below a horizontal plane having an elevation of -2.14 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid thence East along the South line of the North half of Lots 23 to 31, a distance of 7.32 feet; thence North along a line perpendicular to the South line of the North half of Lots 23 to 31, a distance of 3.20 feet to the intersection of the North face of a brick wall with the East face of a brick wall and the point of beginning of this description; thence continuing North along the East face of a brick wall 21.78 feet to the South face of a brick wall thence East along said South face, perpendicular to the last described line, 17.00 feet to the East face of a brick wall; thence North along said East face, perpendicular to the last described line, 5.63 feet to the South face of a concrete column; thence East along said South

# UNOFFICIAL COPY

face, perpendicular to the last described line, 1.20 feet to the East face of said column; thence North along said East face, perpendicular to the last described line, 3.09 feet to the South face of a brick wall; thence East along said South face, perpendicular to the last described line, 16.50 feet; thence South perpendicular to the last described line, 2.44 feet to the South face of a concrete column; thence East along said South face, perpendicular to the last described line, 32.13 feet to the West face of a brick wall; thence South along said West face, perpendicular to the last described line, 17.26 feet to the South face of a brick wall; thence East along said South face, perpendicular to the last described line, 5.91 feet to the West face of a brick wall; thence South along said West face, perpendicular to the last described line, 10.80 feet to the North face of a brick wall; thence West along said North face, perpendicular to the last described line, 72.34 feet to the East face of a brick wall and the point of beginning;

## Easement Parcel 2:

All the Land property and space lying above a horizontal plane having an elevation of -9.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -7.99 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land:

All that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 104.85 feet to the point of beginning of this description; thence continuing East along said South line, 1.30 feet; thence North along a line, perpendicular to said South line, 5.39 feet; thence West along a line, perpendicular to the last described line, 26.49 feet to the West face of a brick wall; thence South along said West face, perpendicular to the last described line, 1.30 feet; thence East along a line, perpendicular to the last described line, 25.19 feet; thence South perpendicular to the last described line, 4.09 feet to the South line of the North half of Lots 23 to 31 aforesaid and the point of beginning.

## Easement Parcel 3:

All the Land property and space lying above a horizontal plane having an elevation of -7.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -6.19 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 103.32 feet; thence North along a line perpendicular

# UNOFFICIAL COPY

to the last described line 6.86 feet to the point of beginning of this description; thence continuing North 1.10 feet; thence West along a line, perpendicular to the last described line, 23.66 feet to the West face of a brick wall; thence South along said West face, perpendicular to the last described line, 1.10 feet; thence East along a line, perpendicular to the last described line, 23.66 feet to the point of beginning.

## Easement Parcel 4:

All the Land property and space lying above a horizontal plane having an elevation of -5.04 feet below Chicago City Datum and below a horizontal plane having an elevation of -4.79 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 109.62 feet to the point of beginning of this description; thence continuing East along said South line, 0.25 feet; thence North along a line, perpendicular to said South line, 6.46 feet; thence West along a line, perpendicular to the last described line, 30.21 feet to the West face of a brick wall; thence South along said West face, perpendicular to the last described line, 0.25 feet; thence East along a line, perpendicular to the last described line, 29.96 feet; thence South perpendicular to the last described line, 6.21 feet to the South line of the North half of Lots 23 to 31 aforesaid and the point of beginning.

## Easement Parcel 5:

All the Land property and space lying above a horizontal plane having an elevation of -9.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -7.99 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 107.87 feet; thence North along a line perpendicular to said South line 15.63 feet to the point of beginning of this description; thence continuing North 3.60 feet; thence West along a line, perpendicular to the last described line, 34.12 feet to the West face of a brick wall; thence South along said West face, perpendicular to the last described line, 3.60 feet; thence East along a line, perpendicular to the last described line, 34.12 feet to the point of beginning.

## Easement Parcel 6:

# UNOFFICIAL COPY

All the Land property and space lying above a horizontal plane having an elevation of -9.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -7.29 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land:

All that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 107.87 feet; thence North along a line perpendicular to said South line 13.63 feet to the point of beginning of this description; thence continuing North 2.00 feet; thence West along a line, perpendicular to the last described line, 2.45 feet; thence South along a line, perpendicular to the last described line, 2.00 feet; thence East along a line, perpendicular to the last described line, 2.45 feet to the point of beginning.

Easement Parcel 7:

All the Land property and space lying above a horizontal plane having an elevation of -7.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -5.99 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 107.87 feet to the point of beginning of this description; thence North along a line, perpendicular to said South line, 15.63 feet; thence West along a line, perpendicular to the last described line, 2.45 feet; thence South along a line, perpendicular to the last described line, 15.63 feet to the South line of the North half of Lots 23 to 31 aforesaid; thence East along said South line, 2.45 feet to the point of beginning.

Easement Parcel 8:

All the Land property and space lying above a horizontal plane having an elevation of -9.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -8.19 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 103.32 feet; thence North along a line perpendicular

# UNOFFICIAL COPY

to said South line 10.33 feet to the point of beginning of this description; thence continuing North 5.30 feet; thence East along a line, perpendicular to the last described line, 1.10 feet; thence South along a line, perpendicular to the last described line, 5.30 feet; thence West along a line, perpendicular to the last described line, 1.10 feet to the point of beginning.

## Easement Parcel 9:

All the Land property and space lying above a horizontal plane having an elevation of -9.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -5.09 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: commencing at the Southwest corner of the North half of Lots 23 to 31 aforesaid; thence East along the South line of the North half of Lots 23 to 31, a distance of 103.32 feet; thence North along a line perpendicular to said South line 8.33 feet to the point of beginning of this description; thence continuing North 2.00 feet; thence East along a line, perpendicular to the last described line, 1.10 feet; thence South along a line, perpendicular to the last described line, 2.00 feet; thence West along a line, perpendicular to the last described line, 1.10 feet to the point of beginning.

## Easement Parcel 10:

All the Land property and space lying above a horizontal plane having an elevation of -7.29 feet below Chicago City Datum and below a horizontal plane having an elevation of -5.09 feet below Chicago City Datum and within the vertical projection of the boundary line of following described parcel of Land: all that part the North half of Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 12 in the Canal Trustee's Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: commencing at the Southwest corner of the North Half of Lots 23 to 31 aforesaid: thence East along the South line of the North half of Lots 23 to 31, a distance of 103.32 feet to the point of beginning of this description; thence continuing East along said South line 1.10 feet; thence North along a line perpendicular to said South line 8.33 feet thence West along a line, perpendicular to the last described line, 1.10 feet; thence South along a line, perpendicular to the last described line, 8.33 feet to the South line of the North half of Lots 23 to 31 aforesaid and the point of beginning.

## Parcel 5:

Easements for ingress and egress, structural support, use of facilities, common walls, ceilings and floors, utilities, emergency fire escapes/stairways, encroachments, retail owned facilities, loading and deliveries, trash compactors, bathrooms, cafeteria, and signage as created by Declaration of



# UNOFFICIAL COPY

Covenants, Conditions, Restrictions and Easements dated 1-17-23 and recorded + as document number + over the Hotel Parcel as defined therein.

2308022000

March 21, 2023

Plan: 17-03-213-005

PA: 909 N. Michigan Ave.

Chicago, IL 60611