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Doc# 2312245071 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/02/2023 03:47 PM PG: 1 OF 6

Doc# Fee \$4.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/02/2023 03:47 PM PG: 0

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)

THE ABOVE SECURED PARTY IS AN OFFICE COPY

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
mHUB Support Corporation

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
965 West Chicago Avenue Chicago IL 60642 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
UMB Bank, N.A., as Trustee

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
120 South Sixth Street, Suite 1400 Minneapolis MN 55402 USA

4. COLLATERAL: This financing statement covers the following collateral:
See Schedule I 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:

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SCHEDULE 1

mHub Support Corporation

UCC-1 Collateral Description

All of Debtor's right, title and interest in, to, under and with respect to the following:

1. all buildings and improvements of every kind and description heretofore or hereafter erected or placed on the property described in Exhibit A attached hereto, and all materials owned by Debtor intended for construction, reconstruction, alteration and repairs of the buildings and improvements now or hereafter erected on the premises described on Exhibit A attached hereto and made a part of the real estate, all fixtures, machinery, apparatus, equipment, fittings and articles of personal property of every kind and nature owned by Debtor whatsoever now or hereafter attached to or contained in or used or useful in connection with the real estate and the buildings and improvements owned or leased by Debtor now or hereafter located thereon and the operation, maintenance and protection thereof including, but not limited to, all machinery, motors, fittings, radiators, awnings, shades, screens, all gas, coal, steam, electric, oil and other heating, cooking, power and lighting apparatus and fixtures, all waste water treatment facilities, all fire prevention and extinguishing equipment and apparatus, all cooling and ventilating apparatus and systems, all plumbing, incinerating, sprinkler equipment and fixtures, all elevators and escalators, all communication and electronic monitoring equipment, all window and structural cleaning rigs and all other machinery and other equipment of every nature owned by Debtor and fixtures and appurtenances owned by Debtor thereto and all items of furniture, appliances, draperies, carpets, other furnishings, equipment and personal property owned by Debtor used or useful in the operation, maintenance and protection of the said real estate and the buildings and improvements owned or leased by Debtor now or hereafter located thereon and all renewals or replacements thereof or articles in substitution therefor, whether or not the same are or shall be attached to said real estate, buildings or improvements in any manner; and all proceeds thereof;
2. the estates, tenements, hereditaments, privileges, easements, licenses, franchises, appurtenances and royalties, mineral, oil, and water rights belonging or in any wise appertaining to the property described in Exhibit A and the buildings and improvements now or hereafter located thereon, any ground leases, leases, and subleases pertaining to the property described in Exhibit A and the reversions, rents, issues, revenues and profits thereof, including all interest of Debtor in all rents, issues and profits of the aforementioned property and all rents, issues, profits, revenues, royalties, bonuses, rights and benefits due, payable or accruing (including all deposits of money as advanced rent or for security) under any and all leases or subleases and renewals thereof of (including, without limitation, under the Lease), or under any contracts or options for the sale of all or any part of, said property (including during any period allowed by law for the redemption of said property after any foreclosure or other sale), together with the right, but not the obligation, to collect, receive and receipt for all such rents and other sums and apply them to the indebtedness hereby secured and to demand, sue for and recover the same when due or payable;

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3. all plans, specifications, working drawings and like materials prepared in connection with improvements constituting part of the Mortgaged Premises, whether now owned by Debtor or hereafter acquired, all rights of Debtor against vendors or manufacturers (only to the extent applicable law does not require the consent of such vendors and manufacturers) in connection with equipment located upon the Mortgaged Premises whether now existing or hereafter acquired and whether arising by virtue of warranty or otherwise, and all rights of Debtor against contractors, sub-contractors and materialmen arising in connection with work performed at or on the Mortgaged Premises or with materials furnished for the construction of improvements at or on the Mortgaged Premises and all rights of Debtor under contracts to provide any of the foregoing or in connection with the purchase, ownership, development, construction, use, maintenance or operation of the Mortgaged Premises, whether now existing or hereafter arising;
4. all judgments, awards of damages, settlements and other compensation heretofore or hereafter made resulting from condemnation proceedings or the taking of the property described in Exhibit A or any part thereof or any building or other improvement now or at any time hereafter located thereon or any easement or other appurtenance thereto under the power of eminent domain, or any similar power or right (including any award from the United States Government, at any time after the allowance of the claim therefor, the ascertainment of the amount thereof and the issuance of the warrant for the payment thereof), whether permanent or temporary, or for any damage (whether caused by such taking or otherwise) to said property or any part thereof or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including severance and consequential damage, and any award for change of grade of streets;
5. all property and rights, if any, which are by the express provisions of the Mortgage required to be subjected to the lien hereof and any additional property and rights that may from time to time hereafter, by installation or writing of any kind, be subjected to the lien hereof by Debtor or by anyone on Debtor's behalf;
6. all rights in and to common areas and access roads on adjacent properties heretofore or hereafter granted to Debtor and any after-acquired title or reversion in and to the beds of any ways, roads, streets, avenues and alleys adjoining the property described in Exhibit A or any part thereof;
7. the Funds related to the Series 2023 Bonds or the Debtor held by the Secured Party under the Indenture (excluding the Rebate Fund) and any interest accruing on, and any profit realized from, the investment of moneys in such Funds and the accounts associated with such Funds; and
8. all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or other liquidated claims, including, without limitation, all proceeds and payments of insurance.

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"*Act*" means the Illinois Finance Authority Act 20 *ILCS* 3501/801-1 *et seq.*, as supplemented and amended.

"*Authority*" means the Illinois Finance Authority, a body politic and corporate created and existing under and by virtue of the Act, and its successors and assigns.

"*Fund*" means any of the funds established pursuant to the Indenture.

"*Indenture*" means the Trust Indenture, dated as of April 1, 2023, between the Authority and Secured Party, as originally executed or as it may from time to time be amended or supplemented.

"*Mortgage*" means the Construction Mortgage and Security Agreement with Assignment of Rents and Leases and Financing Statement, dated as of April 1, 2023, from the Debtor to the Secured Party, as amended, modified, supplemented or restated from time to time.

"*Mortgaged Premises*" means the properties, rights, interests and privileges described in the Granting Clauses in the Mortgage, as the same are restated herein.

"*Rebate Fund*" means the Rebate Fund established by the Tax Agreement.

"*Series 2023 Bonds*" means the Illinois Finance Authority Revenue Bonds, Series 2023 (mHUB Chicago Project), being issued under the Indenture in the principal amount of \$15,520,000.

"*Tax Agreement*" means the Tax Exemption Certificate and Agreement dated the date of issuance of the Series 2023 Bonds among the Debtor, mHUB, the Authority and the Trustee, including all amendments thereof and supplements thereto.

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EXHIBIT A

Description of the Land

PARCEL 1:

LOTS 1 TO 10, BOTH INCLUSIVE (EXCEPT THAT PART LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7) IN D. W. SUTHERLAND SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

THE EAST 1/2 OF THE VACATED NORTH/SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING PARCEL 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 6, BOTH INCLUSIVE, IN H.E. BARBOUR'S SUBDIVISION OF PART OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

THE EAST/WEST 10-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND 3 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 4, 5 AND 6 OF PARCEL 2 AFORESAID; ALSO

THE WEST 1/2 OF THE NORTH/SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 1, THE EAST LINE OF LOT 1 PRODUCED SOUTH 10.00 FEET AND EAST OF AND ADJOINING THE EAST LINE OF LOT 6 OF PARCEL 2 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 7, BOTH INCLUSIVE, ALL OF LOTS 26 TO 32, BOTH INCLUSIVE IN C.J. HULL'S SUBDIVISION OF PART OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

THE EAST/WEST 16-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 4, LOT 5 (EXCEPT THE WEST 16.00 FEET THEREOF) AND NORTH OF AND ADJOINING THE NORTH LINE OF LOT 28 (EXCEPT THE WEST 16.00 FEET THEREOF) AND LOTS 29 TO 32 OF PARCEL 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

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PARCEL 3B:

THE EAST-WEST 16-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE WEST 16.00 FEET OF LOT 5 AND LOTS 6 AND 7 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 26, 27 AND THE WEST 16.00 FEET OF LOT 28 OF PARCEL 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

PINS: 17-07-411-007-0000; 17-07-411-008-0000; 17-07-411-016-0000; 17-07-411-024-0000; 17-07-411-025-0000; 17-07-411-026-0000; 17-07-411-028-0000

Address: 240 North Ashland Avenue, Chicago , IL 60607

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