

# UNOFFICIAL COPY

Doc# 2313841167 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2023 03:50 PM Pg: 1 of 4

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Gloria Velazquez (312) 827-4776</b>
B. E-MAIL CONTACT AT FILER (optional) <b>velazque@chapman.com</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <b>Chapman and Cutler LLP Attn: Gloria Velazquez 320 South Canal Street, 27th Floor Chicago, IL 60606</b>

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>Franciscan Communities, Inc.</b>						
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS <b>11500 Theresa Drive</b>			CITY <b>Lemont</b>	STATE <b>IL</b>	POSTAL CODE <b>60439</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						
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 <b>Amalgamated Bank of Chicago, as Master Trustee</b>						
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS <b>30 North LaSalle Street, 38th Floor</b>			CITY <b>Chicago</b>	STATE <b>IL</b>	POSTAL CODE <b>60602</b>	COUNTRY <b>USA</b>

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

See Exhibit A as it relates to the real estate described on Exhibit B, both 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:

6b. 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

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

**Filed with: IL - Cook County (St. Joseph Village, Chicago (Belmont Ave), Illinois property)**

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## EXHIBIT A

Debtor: Franciscan Communities, Inc. (“Mortgagor”)  
(St. Joseph Village of Chicago)

Secured Party: Amalgamated Bank of Chicago, as Master Trustee (the “Master Trustee”) under that certain Amended and Restated Master Trust Indenture dated as of June 1, 2017, as further amended and restated by the Second Amended and Restated Master Trust Indenture dated as of May 1, 2023 (the “Master Indenture”), among the Debtor, University Place, Inc. and the Secured Party, and as mortgagee (“Mortgagee”) under the Mortgage and Security Agreement dated as of March 1, 2013, as amended (the “Mortgage”), from the Debtor to the Secured Party.

The Land described in *Exhibit B* hereto, together with the entire interest (whether now owned or hereafter acquired) in and to said Land and in and to all buildings, structures, improvements and appurtenances standing or at any time hereafter constructed or placed upon the Land, including all building materials, building equipment and fixtures of every kind and nature whatsoever on the Land or in any building, structure or improvement now standing or hereafter constructed or placed thereon, and the reversion or reversions, and remainder or remainders, in and to the Land, and together with the entire interest of the Mortgagor in and to all and singular the tenements, hereditaments, easements, rights of way, rights, privileges and appurtenances to the Land, belonging or in any way appertaining thereto, and all right, title and interest of the Mortgagor in, to and under any streets, ways or alleys adjoining the Land or any part thereof including all bridges thereover and tunnels thereunder, including without limitation all claims or demands whatsoever of the Mortgagor either in law or in equity, in possession or expectancy of, in and to the Land, it being the intention of the parties hereto that, so far as may be permitted by law, all property of the character hereinabove described which is now owned or hereafter acquired by the Mortgagor and affixed to or attached to or placed on the Land shall be deemed to be, and shall be considered as fixtures and appurtenances to said Land, together with all rents, income, issues and profits therefrom (collectively, the “Mortgaged Land”);

All of the machinery, equipment, furniture, spare parts, inventory and other personal property, including all present and future attachments and accessories thereto and replacements thereof, all as defined in Article 9 of the Uniform Commercial Code, as amended, of Illinois owned by the Mortgagor and located on the Mortgaged Land or used or useful in connection with the Mortgaged Land wherever such machinery, equipment, furniture, spare parts, inventory and other personal property is located (the “Machinery and Equipment”);

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 Division I 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 without limitation any award from the

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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 without limitation severance and consequential damage, and any award for change of grade of streets (collectively, "Condemnation Awards"); and

Any and all other property of every kind and nature from time to time hereafter owned by the Mortgagor, by delivery or by writing of any kind, conveyed, pledged, assigned or transferred as and for additional security hereunder by the Mortgagor or by anyone on its behalf to the Master Trustee, together with all proceeds, including without limitation insurance proceeds with respect to anything referred to above.

Subject, however, to Permitted Encumbrances, as defined in the Master Indenture.

Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Mortgage.

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## EXHIBIT B

Debtor: Franciscan Communities, Inc.  
(St. Joseph Village of Chicago)

Secured Party: Amalgamated Bank of Chicago, as Master Trustee under that certain Amended and Restated Master Trust Indenture dated as of June 1, 2017, as further amended and restated by the Second Amended and Restated Master Trust Indenture dated as of May 1, 2023 (the "Master Indenture"), among the Debtor, University Place, Inc. and the Secured Party, and as mortgagee ("Mortgagee") under the Mortgage and Security Agreement dated as of March 1, 2013, as amended (the "Mortgage"), from the Debtor to the Secured Party.

### PARCEL 1:

THAT PART OF LOTS 1, 2 AND 6 LYING EAST OF THE EAST LINE OF KARLOV AVENUE EXTENDED AND LYING SOUTH OF THE SOUTH LINE OF BELMONT AVENUE EXTENDED AND LYING WEST OF THE WEST LINE OF NORTH PULASKI ROAD IN THE SUBDIVISION BY CHILDREN, DEVISEES AND HEIRS OF MARY WILSON, DECEASED, OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE EAST 186.0 FEET OF LOT 1 AND EXCEPT THAT PART THEREOF FALLING IN LOT A IN THE CONSOLIDATION OF THAT PART OF LOTS 1 AND 6 LYING WEST OF THE WEST LINE OF NORTH PULASKI ROAD AND EAST OF A LINE 250 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KARLOV AVENUE IN THE SUBDIVISION BY CHILDREN, DEVISEES AND HEIRS OF MARY WILSON, DECEASED, OF PART OF THE NORTHEAST QUARTER AFORESAID) IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT A (EXCEPT THE EAST 186.00 FEET THEREOF AND EXCEPT THAT PART OF THE WEST 60.00 FEET OF THE EAST 246.00 FEET LYING SOUTH OF THE NORTH 57.56 FEET THEREOF), IN THE CONSOLIDATION OF THAT PART OF LOTS 1 AND 6 LYING WEST OF THE WEST LINE OF NORTH PULASKI ROAD AND EAST OF A LINE 250 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KARLOV AVENUE IN THE SUBDIVISION BY CHILDREN, DEVISEES AND HEIRS OF MARY WILSON, DECEASED, OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13.27.205-003-0000; 13-27-207-018-0000; 13-27-207-025-0000; 13-27-207-026-0000

Common Address: 4021 West Belmont Avenue, Chicago, Illinois 60641