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Doc#: 2314210053 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/22/2023 11:56 AM Pg: 1 of 7

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

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

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

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:

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:

Filed with: IL - Cook County (Franciscan Village - Lemont Illinois property)

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EXHIBIT A

Debtor: Franciscan Communities, Inc. (“Mortgagor”)
(Franciscan Village)

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 Leasehold Mortgage and Security Agreement dated as of March 2, 2013, as amended (the “Mortgage”), from the Debtor to the Secured Party.

All Mortgagor’s leasehold estate in the Leased Premises described in *Exhibit B* hereto created by the Lease, together with Mortgagor’s entire interest (whether now owned or hereafter acquired) in and to all buildings, structures, improvements and appurtenances now standing or at any time hereafter constructed or placed upon the Leased Premises, including all building materials, building equipment and fixtures of every kind and nature whatsoever on the Leased Premises or in any building, structure or improvement now standing or hereafter constructed or placed thereon, the right, title and interest of the Mortgagor under the Lease, and the reversion or reversions, and remainder or remainders, in and to the Leased Premises, 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 Leased Premises, 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 Leased Premises 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 Leased Premises, 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 Leased Premises shall be deemed to be, and shall be considered as, fixtures and appurtenances to said Leased Premises, together with all rents, income, issues and profits therefrom (collectively, the “Mortgaged Premises”); provided that in no circumstance shall the Mortgaged Premises or the Mortgaged Property include the Ground Landlord’s fee simple interest in the land on which the Project is located, or any of the Ground Landlord’s Improvements as such term is defined in the Lease;

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

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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 owned by the Mortgagor 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 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.
(Franciscan Village)

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 Leasehold Mortgage and Security Agreement dated as of March 1, 2013, as amended (the "Mortgage"), from the Debtor to the Secured Party.

THAT PART OF THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: FRANCISCAN SISTERS OF CHICAGO, AS LESSOR, AND MOTHER THERESA HOME, INC., AS LESSEE, DATED SEPTEMBER 11, 1989, A MEMORANDUM OF WHICH LEASE WAS RECORDED SEPTEMBER 12, 1989 AS DOCUMENT 89427873 AND RECORDED AS DOCUMENT 89468877, AS AMENDED BY FIRST AMENDMENT TO GROUND LEASE AGREEMENT AS DISCLOSED BY THE AMENDMENT TO MEMORANDUM OF GROUND LEASE RECORDED AUGUST 29, 1996 AS DOCUMENT NUMBER 96665343 AND BY SECOND AMENDMENT TO GROUND LEASE AS DISCLOSED BY AMENDMENT TO MEMORANDUM OF GROUND LEASE RECORDED NOVEMBER 19, 2021, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING AUGUST 15, 1989 AND ENDING AUGUST 14, 2019, AS EXTENDED TO AUGUST 29, 2026 BY SAID FIRST AMENDMENT AND TO JUNE 30, 2050 BY SAID SECOND AMENDMENT:

PARCEL 1:

THAT PART OF "MOTHER THERESA P.U.D. PHAS 1", BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 22, 1988 AS DOCUMENT NO. 88590100, TOGETHER WITH A PART OF LOT 42 IN COUNTY CLERK'S DIVISION OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 30, 1980 AS DOCUMENT NUMBER 269438, WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF "MOTHER THERESA P.U.D. PHASE 1", BEING A POINT ON THE SOUTH LINE OF LOT 42 IN THE COUNTY CLERK'S DIVISION OF SAID SECTION 21, (SAID SOUTH LINE BEING ALSO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21) WHICH POINT IS 462.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 42, AS MEASURED ALONG SAID SOUTH LINE, AND RUNNING THENCE NORTH 00 DEGREES, 11 MINUTES, 23 SECONDS WEST

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ALONG THE WEST LINE OF "MOTHER THERESA P.U.D. PHASE 1" (BEING PERPENDICULAR TO SAID SOUTH LINE OF LOT 42) A DISTANCE OF 105.56 FEET; THENCE NORTH 48 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 330.42 FEET; THENCE SOUTH 41 DEGREES, 46 MINUTES, 54 SECONDS EAST, ALONG AN EXTERIOR LINE OF SAID SUBDIVISION, A DISTANCE OF 56.32 FEET; THENCE NORTH 52 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG AN EXTERIOR LINE OF SAID SUBDIVISION, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 52 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG SAID EXTERIOR LINE AND A NORTHEASTWARD EXTENSION THEREOF, A DISTANCE OF 121.42 FEET; THENCE NORTH 33 DEGREES, 47 MINUTES, 16 SECONDS WEST A DISTANCE OF 61.41 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID "MOTHER THERESA P.U.D. PHASE 1"; THENCE NORTH 56 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 148.10 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 84 DEGREES, 06 MINUTES, 56 SECONDS EAST, ALONG A NORTHERLY LINE OF "MOTHER THERESA P.U.D. PHASE 1", A DISTANCE OF 150.00 FEET TO A POINT, THENCE SOUTH 00 DEGREES, 16 MINUTES, 27 SECONDS WEST A DISTANCE OF 507.33 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTH LINE OF LOT 42 IN THE COUNTY CLERK'S DIVISION; THENCE SOUTH 89 DEGREES, 48 MINUTES, 37 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 198.78 FEET; THENCE NORTH 00 DEGREES, 08 MINUTES, 11 SECONDS WEST, A DISTANCE OF 172.58 FEET; THENCE NORTH 88 DEGREES, 19 MINUTES, 14 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 42 DEGREES, 37 MINUTES, 52 SECONDS WEST A DISTANCE OF 151.34 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 GRANTED BY MEMORANDUM OF GROUND LEASE RECORDED SEPTEMBER 12, 1989 AS DOCUMENT 89427873 MADE BY FRANCISCAN SISTERS OF CHICAGO TO MOTHER THERESA HOME FOR A TERM OF 30 YEARS ENDING AUGUST 14, 2019 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED TRACT: A STRIP OF LAND, 30 FEET WIDE, BEING A PART OF "MOTHER THERESA P.U.D. PHASE 1", BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 22, 1988 AS DOCUMENT NO. 88590100, WHICH STRIP OF LAND LIES 15 FEET ON BOTH SIDES OF THE CENTERLINE, WHICH CENTERLINE IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE WHICH IS 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 (WHICH PARALLEL LINE BEING ALSO THE WEST LINE OF WALKER ROAD AS DEDICATED BY THE PLAT OF DEDICATION RECORDED ON MARCH 21, 1989 AS DOCUMENT NO. 89275009) WHICH POINT IS 73.88 FEET, AS MEASURED ALONG SAID PARALLEL LINE, SOUTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTH LINE OF SAID "MOTHER THERESA P.U.D. PHASE 1" AND RUNNING THENCE WESTWARDLY AND

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SOUTHWESTWARDLY ALONG AN ARC OF A CIRCLE, CONVEXED NORTHWESTERLY AND HAVING A RADIUS OF 145.00 FEET, AN ARC DISTANCE OF 85.16 FEET TO A POINT WHICH IS 130.35 FEET, MEASURED PERPENDICULARLY, WEST OF SAID EAST LINE OF THE NORTHEAST 1/4; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH IS TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 129.63 FEET TO A POINT WHICH IS 238.26 FEET, MEASURED PERPENDICULARLY, WEST OF SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: FRANCISCAN SISTERS OF CHICAGO, AS LESSOR, AND FRANCISCAN VILLAGE, AS LESSEE, DATED SEPTEMBER 11, 1989, WHICH LEASE WAS RECORDED SEPTEMBER 12, 1989 AS DOCUMENT 89427874 AND RERECORDED AS DOCUMENT 89468876, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING AUGUST 15, 1989 AND ENDING AUGUST 14, 2019: ALL OF "MOTHER THERESA P.U.D. PHASE 1", BEING A SUBDIVISION IN SAID NORTHEAST

1/4 OF SECTION 21 ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 22, 1988 AS DOCUMENT 88590100, TOGETHER WITH ALL OF "FRANCISCAN VILLAGE P.U.D. PHASE 2", BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1989 AS DOCUMENT NO. 89390717, TAKEN AS A TRACT, EXCEPT FROM THAT TRACT THAT PART OF FRANCISCAN VILLAGE PHASE 2 P.U.D. AFORESAID LYING SOUTH OF THE SOUTH LINE OF LOTS 41 AND 42 IN COUNTY CLERK'S DIVISION OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 30, 1880 AS DOCUMENT NUMBER 269438; ALSO EXCEPT FROM THAT TRACT THAT PART THEREOF DEDICATED FOR WALKER ROAD BY THE PLAT OF DEDICATION RECORDED ON MARCH 25, 1989 AS DOCUMENT 89123517; ALSO EXCEPT FROM THAT TRACT THAT PART LYING SOUTHWESTERLY OF A LINE HAVING ITS SOUTHERLY TERMINUS AT THE SOUTHWEST CORNER OF LOT 42 IN COUNTY CLERK'S DIVISION, AFORESAID, AND ITS NORTHERLY TERMINUS AT A POINT ON THE WEST LINE OF FRANCISCAN VILLAGE P.U.D. PHASE 2 AFORESAID, WHICH POINT IS 233.01 FEET SOUTH OF THE

NORTHWEST CORNER THEREOF; ALSO EXCEPT FROM THAT TRACT THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF MOTHER THERESA P.U.D. PHASE 1, BEING A POINT ON THE SOUTH LINE OF LOT 42 IN THE COUNTY CLERK'S DIVISION OF SAID SECTION 21, (SAID SOUTH LINE BEING ALSO THE SOUTH LIEN OF THE NORTHEAST QUARTER OF SAID SECTION 21), WHICH POINT IS 462.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 42, AS MEASURED ALONG SAID SOUTH LINE AND RUNNING THENCE NORTH 00

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DEGREES, 11 MINUTES, 23 SECONDS WEST ALONG THE WEST LINE OF MOTHER THERESA P.U.D. PHASE 1 (BEING PERPENDICULAR TO SAID SOUTH LINE OF LOT 42) A DISTANCE OF 105.56 FEET; THENCE NORTH 48 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 330.42 FEET; THENCE SOUTH 41 DEGREES, 46 MINUTES, 54 SECONDS EAST, ALONG AN EXTERIOR LINE OF SAID SUBDIVISION, A DISTANCE OF 56.32 FEET; THENCE NORTH 52 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG AN EXTERIOR LINE OF SAID SUBDIVISION, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 52 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG AN EXTERIOR LIEN OF SAID SUBDIVISION, A DISTANCE OF 121.42 FEET; THENCE NORTH 33 DEGREES, 47 MINUTES, 16 SECONDS WEST A DISTANCE OF 61.41 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF MOTHER THERESA P.U.D. PHASE 1; THENCE NORTH 56 DEGREES, 12 MINUTES, 44 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 148.10 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 84 DEGREES, 06 MINUTES, 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 16 MINUTES, 27 SECONDS WEST A DISTANCE OF 507.33 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTH LIEN OF LOT 42 IN THE COUNTY CLERK'S DIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 198.78 FEET; THENCE NORTH 00 DEGREES, 08 MINUTES, 11 SECONDS WEST A DISTANCE OF 172.58 FEET; THENCE NORTH 88 DEGREES, 19 MINUTES, 14 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 42 DEGREES, 37 MINUTES, 52 SECONDS WEST A DISTANCE OF 151.34 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THE OWNERSHIP OF THE EXISTING IMPROVEMENTS, ALTERATIONS, AND IMPROVEMENTS, AS DEFINED IN SAID LEASE, DURING TERM OF SAID LEASE.

P.I.N.: 22-21-201-016-0000; 22-21-201-018-0000; 22-21-201-019-0000

Common Address: 1270 Village Drive Lemont, Illinois 60439