Doc#. 2317213344 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/21/2023 02:24 PM Pg: 1 of 7

2583 07543

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS	•				
A. NAME & PHONE OF CONTACT AT FILER (optional) CSC 1-800-858-5294		•			
B. E-MAIL CONTACT AT FILER (optional) SPRFiling@cscglobal.com]			
C. SEND ACKNOWLEDGMENT TO: (Name and Address)					
2583 07543 CSC 801 Adlai Stevenson Drive Springfield, IL 62703 Filed	In: Illinois (Cook)	THE ABOVE	SPACE IS FO	R FILING OFFICE USE (DNLY
1a. INITIAL FINANCING STATEMENT FUEN LIMBER 1826134066 09/18/2018		1b. This FINANCING ST (or recorded) in the F Filer: attach Amendme	REALESTATE	ENDMENT is to be filed (for RECORDS mr UCC3Ad) <u>and</u> provide Debto	
2. TERMINATION: Effectiveness of the Fine circ Statement identified above Statement	e is terminated v	with respect to the security in	nterest(s) of Se	cured Party authorizing this	Termination
ASSIGNMENT (full or partial): Provide name of Assignme in item 7a or 71 For partial assignment, complete items 7 and 9 and a so it directed complete.			ame of Assignor	in item 9	
4. CONTINUATION: Effectiveness of the Financing Statement Juent, ied ab continued for the additional period provided by applicable law	ove with respect	to the security interest(s) of	f Secured Party	authorizing this Continuation	n Statement is
5. PARTY INFORMATION CHANGE:					
Check one of these two boxes. — — — — CHAN	of inese three being name and/or a	address: CompleteADI	D name: Comple		Give record name
6. CURRENT RECORD INFORMATION: Complete for Party Information Chan			or 7b, <u>and</u> item 7	cto be deleted in i	eni da di da
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OR 6b. INDIVIDUAL'S SURNAME	FIRST PERSON	IAL VAME	ADDITIO	NAL NAME(S)/INITIAL(S)	SUFFIX
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78. URGANIZATIONS NAME					
OR 7b. INDIVIDUAL'S SURNAME		— <u>e</u>	74.		
INDIVIDUAL'S FIRST PERSONAL NAME			7		
			9		
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				179	SUFFIX
7c. MAILING ADDRESS	CITY		STATE	POSTAL COLE	COUNTRY
8. COLLATERAL CHANGE: Also check one of these four boxes: ADD) collateral	DELETE collateral	RESTATE	covered collateral A	SSIGN collateral
Indicate collateral:					
9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AF	MENDMENT: (Provide only one name /ge or	Qh) /name of &s	einnor if this is an Assinnma	nt)
If this is an Amendment authorized by a DEBTOR, check here 🔲 and provide r	name of authorizing		out thanks of As	Samon a time to the monthly little	
9a. ORGANIZATION'S NAME Fannie Mae					
OR 96. INDIVIDUAL'S SURNAME	FIRST PERSON	IAL NAME	ADDITIO	NAL NAME(S)/INITIAL(S)	SUFFIX
10. OPTIONAL FILER REFERENCE DATA:					

UCC FINANCING STATEMENT AMENDMENT ADDENDUM

11. NITHER FINANCING STATEMENT FILE NUMBER: Some as lown to on Amendment form 22. NAME OF PARTY AUTHORIZING THIS AMENUMENT: Same as less 9 or Amendment form 33. SCROADSTATON MAKE FIRST PERSONAL NAME (SPRINAL) 15. Name of DEBTOR on related financing-diplicationent (Name of a current Dates of record required for industry paragrase only in some titing offices - see formation form (S): Provide only one before rare of the or 150; lower seems (In any 150; Provide only one before rare of the or 150; lower seems (In any 150; Provide only one before rare of the or 150; lower seems (In any 150; Provide only one before rare of the or 150; lower seems (In any 150; Provide only one before rare of the or 150; lower seems (In any 150; Provide only one before rare of the or 150; Provide only one the or 150; Provide only one the or 150; Provide only one the 1	FOLLOW INSTRUCTIONS			
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FILING OFFICE COPY — UCC FINANCING STATEMENT AMENDMENT ADDENDUM (Form UCC3Ad) (Rev. 04/20/11)

SCHEDULE A TO UCC FINANCING STATEMENT (Borrower)

DEBTOR:

TGM NORTHSHORE LLC

650 FIFTH AVENUE, 28TH FLOOR NEW YORK, NEW YORK 10019

SECURED PARTY:

WALKER & DUNLOP, LLC

7501 WISCONSIN AVENUE, SUITE 1200E

BETHESDA, MARYLAND 20814

This financing statement covers the following types (or items) of property (the "Collateral Property"):

1. Improvements.

The buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the land described in <u>Exhibit A</u> attached hereto (the "**Property**"), including any future replacements, facilities, and additions and other construction on the Property (the "**Improvements**");

2. Goods.

All goods which are used now or in the future in connection with the ownership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements, including inventory; furniture: furnishings; machinery, equipment, engines, boilers, incinerators, and installed building materials, systems and equipment for the purpose of supplying or distributing heating, cooling, electricity. Pis, water, air, or light; antennas, cable, wiring, and conduits used in connection with radio, television, security, fire prevention, or fire detection, or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishy ashers, garbage disposers, washers, dryers, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures, screens, blinds, shades, curtains, and curtain rods; mirrors, calinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants; swimming pools; exercise equipment; supplies; tools; books and records (whether in written or electronic form); wobsites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements (the "Goods");

3. Fixtures.

All Goods that are so attached or affixed to the Property or the Improvements as to constitute a fixture (the "Fixtures") under the laws of the jurisdiction in which the Property is located (the "Property Jurisdiction");

4. Personalty.

All Goods, accounts, choses of action, chattel paper, documents, general intangibles (including software), payment intangibles, instruments, investment property, letter of credit rights, supporting obligations, computer information, source codes, object codes, records and data, all telephone numbers or listings, claims (including claims for indemnity or breach of warranty), deposit accounts and other property or assets of any kind or nature related to the Collateral Property now or in the future, including operating agreements, surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Collateral Property, and all other intangible property and rights relating to the operation of, or used in connection with, the Collateral Property, including all governmental permits relating to any activities on the Property or the Improvements (the "Personalty");

5. Other Rights.

All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;

6. Insurance Proceeds.

All insurance policies relating to the Collateral Property (and any unearned premiums) and all proceeds paid or to be paid by any insurer of any part of the Collateral Property, whether or not Debtor obtained the insurance pursuant to Secured Party's requirements;

7. Awards.

All awards, payments, and other compensation made or to be made by any municipal, state or federal authority with respect to any part of the Collateral Property, including any awards or settlements resulting from (a) any action or proceeding nowever characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Collateral Property, whether direct or indirect (a "Condemnation Action"), (b) any damage to the Collateral Property caused by governmental action that does not result in a Condemnation Action, or (c) the total or partial taking of any part of the Collateral Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

8. Contracts.

All contracts, options, and other agreements for the sale of any part of the Collateral Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

9. Rents.

All rents (whether from residential or non-residential space), revenues and other income of the Property or the Improvements, including subsidy payments received from any sources, including payments under any "Housing Assistance Payments Contract" or other rental subsidy agreement (if any), parking fees, laundry and vending machine income, and fees and charges for food, health care and other services provided at the Collateral Property, whether now due, past due, or to become due, and all tenant security deposits (the "Rents");

10. Leases.

All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Collateral Property, or any portion of the Collateral Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions, or renewals thereof (the "Leases") and all Lease guaranties, letters of credit and any other supporting obligation for any of the Leases given in connection with any of the Leases;

11. Other.

All earnings, royalties, accounts receivable, issues, and profits from any part of the Collateral Property, and all undisbursed proceeds of the loan secured by the Mortgage, Deed of Trust, or Deed to Secure Debt upon the Property and Improvements (the "Security Instrument") and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payrole by shareholders or residents;

12. Imposition Deposits.

Deposits held by the Secured Party to pay when due (a) any water and sewer charges which, if not paid, may result in a lien on all or any part of the Collateral Property, (b) the premiums for fire and other casulty insurance, liability insurance, rent loss insurance, and such other insurance as Secured Party may require, (c) taxes, assessments, vault rentals, and other charges, if any, general, special, or otherwise, including assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, will become a lien on the Collateral Property or any taxes upon any of the documents evidencing or securing the loan secured by the Security Instrument, and (d) amounts for other charges and expenses assessed by third parties against the Property which Secured Party at any time reasonably deems necessary to protect the Collateral Property, to prevent the imposition of liens on the Collateral Property, or otherwise to protect Secured Party's interests, all as reasonably determined from time to time by Secured Party (the "Impositions");

13. Refunds or Rebates.

All refunds or rebates of Impositions by any municipal, state or federal authority or insurance company (other than refunds applicable to periods before the real property tax year in which the Security Instrument is dated);

14. Names.

All names under or by which any of the Collateral Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Collateral Property;

15. Collateral Accounts and Collateral Account Funds.

Any and all funds on deposit in any account designated as a "Collateral Account" by Secured Party pursuant to any separate agreement between Debtor and Secured Party which provides for the establishment of any fund, reserve or account;

16. Other Proceeds.

Any and all products, and all cash and non-cash proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds;

17. Mineral Rights.

All of Debtor's right, title and interest in the oil, gas, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under and on the Mortgaged Property and other oil, gas, minerals, and mineral interests with which any of the foregoing interests or estates are pooled or unitized; and

18. Accounts.

All money, funds, investment property, accounts, general intangibles, deposit accounts, chattel paper, documents, instruments, judgments, claims, settlements of claims, causes of action, refunds, rebates, reimoursements, reserves, deposits, subsidies, proceeds, products, Rents and profits, now or hereafter arising, received or receivable, from or on account of the ownership, management and operation of the Property and the Improvements.

All terms used and not specifically defined herein, but which are otherwise defined by the Uniform Commercial Code in force in the Property Jurisdiction (the "UCC"), shall have the meanings assigned to them by the UCC.

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EXHIBIT A TO SCHEDULE A TO UCC FINANCING STATEMENT

(Borrower)

DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 2 IN NORTH SHORE 770 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, TO WISHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2014 AS DOCUMENT 1419722012, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

A PART OF LOT 3 IN LANE PARK SUB DIVISION IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1976 AS DOCUMENT 23560771, ALL IN COOK COUNTY, ILLINOIS SAID PART DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89° 56′ 42″ EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 548.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 26° 33′ 47″ EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 99.44 FEET; THENCE SOUTH 63° 26′ 28″ WEST, 195.96 FEET; THENCE SOUTH 26° 33′ 32″ EAST, 203.68 FEET; THENCE SOUTH 63° 26′ 28″ WEST, 295.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 26° 33′ 32″ WEST, ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 547.94 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT 1420222017 AND FIRST AMENDMENT TO OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 28, 2016 AS DOCUMENT 1633322117.