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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/30/2023 01:35 PM PG: 1 OF 6

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)

Academy Bank, N.A.  
1201 Walnut, Ste 1100  
Kansas City, MO 64106

File with Cook County, IL

FIXTURE

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  
CHICAGO MADISON EVANSTON LLC

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

1123 Emerson St, Ste 211 Evanston IL 60201 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  
Academy Bank, N.A.

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

1111 Main Ste 202 Kansas City MO 64105 USA

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

Fixtures, improvements, equipment, and other personal property owned by Debtor and attached to or used in connection with land referenced on EXHIBIT A, and all products and proceeds thereof, and all other assets (collectively the "Collateral") described in a Mortgage dated November 29, 2023, by and between Debtor and Secured Party. The collateral is further described on EXHIBIT B attached thereto.

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:

9610206008

CC# 2305304LD 3 of 3 use

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## 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

CHICAGO MADISON EVANSTON 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) only 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

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:

Parcel ID:

11-19-401-022-0000, 11-19-406-015-0000,  
11-19-406-016-0000, 11-19-406-017-0000 &  
11-19-406-018-0000

See attached EXHIBIT A

17. MISCELLANEOUS:

Academy Bank, N.A.

File with: Cook County, IL

9610206008

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## EXHIBIT A

### PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN J. B. ADAM'S ADDITION BEING ALSO THE SOUTH LINE OF MADISON STREET; THENCE EAST ALONG THE SOUTH LINE OF MADISON STREET 5.08 FEET TO A POINT, SAID POINT BEING 5 FEET EASTERLY MEASURED PERPENDICULARLY, TO THE WEST LINE OF AFORESAID LOT 1 AND ALSO THE ORIGINAL EASTERLY RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF AFORESAID RAILWAY COMPANY, 219.11 FEET TO A POINT ON A LINE, SAID LINE BEING THE SOUTHERLY LINE OF LOT 16 IN BLOCK 2 IN J. B. ADAM'S ADDITION EXTENDED EASTERLY; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 10.16 FEET TO A POINT 5 FEET WESTERLY, MEASURED PERPENDICULARLY TO THE ORIGINAL EASTERLY RIGHT OF WAY LINE AFORESAID RAILWAY COMPANY; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AFORESAID EASTERLY RIGHT OF WAY LINE 897.79 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN BLOCK 6 OF KEENEY AND RINN'S ADDITION; THENCE EAST ON SAID WESTERLY EXTENSION OF THE NORTH LINE A DISTANCE OF 5 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 6; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 104 DEGREES 13 MINUTES MEASURED FROM WEST TO NORTH FROM LAST DESCRIBED LINE 102.55 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3 IN BLOCK 6 OF KEENEY AND RINN'S ADDITION, AND ALSO ON THE EASTERLY RIGHT OF WAY LINE OF SAID RAILWAY COMPANY; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE OF AFORESAID RAILWAY COMPANY, 1,011.82 FEET TO THE SOUTH LINE OF MADISON STREET; THENCE WEST ON THE SOUTH LINE OF MADISON STREET 20.34 FEET TO THE POINT OF BEGINNING INCLUDING PARTS OF LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 2 OF J. B. ADAM'S ADDITION, VACATED KEENEY STREET, AND LOTS 1 TO 5, BOTH INCLUSIVE, IN BLOCK 6 OF KEENEY AND RINN'S ADDITION, AND LOTS 1 TO 6, BOTH INCLUSIVE, IN BLOCK 1 OF KEDZIE AND KEENEY'S ADDITION, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO JACK VILAS JR., DATED SEPTEMBER 27, 1968 AND RECORDED DECEMBER 12, 1968 AS DOCUMENT 20701928 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SOUTH BOULEVARD AND THE WESTERLY LINE OF BLOCK 6 IN KEENEY AND RINN'S ADDITION AS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTHERLY ALONG THE WESTERLY LINE OF AFORESAID BLOCK 6 TO THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 6; THENCE WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6, 5.00 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 897.79 FEET TO A POINT ON AN EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 IN J. B. ADAM'S ADDITION EXTENDED EAST; THENCE EAST ON SAID EXTENDED SOUTH LINE OF SAID LOT 16; A DISTANCE OF 10.16 FEET, MORE OR LESS, TO A POINT; THENCE NORTHERLY ON A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF AFORESAID RAILROAD COMPANY, 219.11 FEET MORE OR LESS, TO THE SOUTH LINE OF MADISON STREET; THENCE WEST ON THE SOUTH LINE OF MADISON STREET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 15 FEET WEST OF THE ORIGINAL EASTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 15 FEET WEST OF THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF SAID RAILWAY COMPANY, 1026.26 FEET, MORE OR LESS, TO A POINT IN A WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 26 IN BLOCK 5 OF KEENEY AND RINN'S ADDITION; THENCE WEST ON SAID SOUTHERLY LINE 5.08 FEET, MORE OR LESS, TO A POINT, THENCE SOUTHERLY ON A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF SAID RAILWAY COMPANY TO THE NORTH LINE OF SOUTH

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BOULEVARD; THENCE EAST ON THE NORTH LINE OF SOUTH BOULEVARD 20.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 5 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE BEGINNING ON THE WEST LINE OF SAID LOT, 5 5/8 INCHES SOUTH OF THAT NORTH LINE OF SAID LOT, AND RUNNING THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 3 3/8 INCHES SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT, ALSO EXCEPTING THEREFROM THE NORTHERLY 4 FEET OF THE EASTERLY 87 FEET OF SAID LOT) IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON, IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 827-829 Chicago Avenue, Chicago, IL 60202  
610 Madison Avenue, Chicago, IL 60202

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## EXHIBIT B

All the estate, right, title and interest of Borrower ("Debtor") in, to and under, or derived from:

1. **Land.** All those certain lot(s), piece(s) or parcel(s) of land more particularly described in Exhibit A, and all and singular the reversions or remainders in and to said land and the tenements, hereditaments, easements, rights-of-way or use, rights (including alley, drainage, crop, timber, logging and cutting, agricultural, horticultural, mineral, water, oil and gas rights), privileges, royalties and appurtenances to said land, now or hereafter belonging or in anywise appertaining thereto, including any such right, title, interest in, to or under any agreement or right granting, conveying or creating, for the benefit of said land, any easement, right or license in any way affecting other property and in, to or under any streets, ways, alleys, vaults, gores or strips of land adjoining said land or any parcel thereof, or in or to the air space over said land, all rights of ingress and egress by motor vehicles to parking facilities on or with said land, and all claims or demands of Debtor, either at law or in equity, in possession or expectancy, of, in or to the same (all of the foregoing hereinafter collectively called the "Land").

2. **Improvements.** All buildings, structures, facilities and other improvements now or hereafter located on the Land, and all building material, building equipment and fixtures of every kind and nature now or hereafter owned by Debtor and located on the Land or attached to, contained in, or used in any such buildings, structures, facilities or other improvements (such fixtures collectively called the "Fixtures"), and all appurtenances and additions thereto and betterments, renewals, substitutions and replacements thereof, owned by Debtor or in which Debtor has or shall acquire an interest (all of the foregoing hereinafter collectively called the "Improvements").

3. **Equipment.** All chattels and articles of personal property, and all appurtenances and additions thereto and betterments, renewals, substitutions and replacements thereof, of every character and wherever situated, now or hereafter owned, constructed or acquired by Debtor or in which Debtor has or shall acquire an ownership interest, other than Inventory, which is in any way belonging, relating or appertaining to, or located on the Land herein described or the buildings and Improvements now erected or to be erected thereon, or used or intended to be used in connection with the Land, which is used in the operation of the buildings and Improvements, situated thereon (the "Mortgaged Property"), or placed on any part thereof, though not attached thereto (all of the foregoing hereinafter collectively called the "Equipment"). Without limitation, Debtor hereby grants to Secured Party (if applicable) a security interest in and to all of Debtor's present and future Equipment, and Secured Party shall have, in addition to all rights and remedies provided in the Security Documents, all of the rights and remedies of a "secured party" under the Uniform Commercial Code of the State in which the Mortgaged Property is located.

Equipment shall include any and all fixtures, appliances, machinery and equipment of any nature whatsoever, partitions, screens, awnings, shades, blinds, curtains and other articles of personal property at any time now or hereafter installed in, attached to or situated in or upon the Mortgaged Property, whether or not the personal property is or shall be affixed thereto, all to the extent owned by Debtor.

Including, without limiting the generality of the foregoing, all plants, furnaces, incinerating and power equipment, boilers, machinery, engines, stokers, pumps, heaters, tanks, compressors, dynamos, motors, electrical transformers, fittings, siding, pipe, pipe connections, conduits, ducts, partitions, communication systems, storm and screen windows, doors, furniture, furnishings, elevators and motors, built-in filing cabinets, shelves, water coolers, signs, tools, switchboards and all equipment, appliances and apparatus of every kind and description now or hereafter affixed or attached to or contained within and used or procured for use in connection with said buildings or improvements for heating necessary for operation, cooling, lighting, plumbing, lifting, cleaning, fire extinguishing and preventing, communication, ventilating, sprinkling, irrigating, refrigerating or air conditioning, or for providing water, gas, electricity or other services or for general operation of the buildings and improvements, or the plan or business situate or operated thereon.

Such security interest shall extend to and include as well as any and all proceeds of such fixtures and personal property and any and all subsequently acquired fixtures and personal property by way of

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replacement, substitution, addition or otherwise, all materials and work in process and the proceeds thereof.

4. **General Intangibles.** All now owned and hereafter acquired accounts, contract rights, chattel paper, general intangibles (including, but not limited to, all of Debtor's now existing or hereafter arising tax and duty refunds, prepaid expenses, all now owned or hereafter acquired patents, patent applications, trademarks, trademark applications, copyrights, copyright applications, tradenames and tradestyles, license agreements, customer lists, blueprints, drawings and specifications relative to the rendering of services or the sale or manufacture of goods), documents and instruments, whether now owned or hereafter acquired by Debtor; Debtor's interest in the goods represented by all accounts and all returned, reclaimed or repossessed goods with respect thereto; all contracts and rights of Debtor for the sale of its shares; all of Debtor's present and future rights as an unpaid vendor including stoppage in transit, replevin or reclamation; all additional amounts now or hereafter due to Debtor from any account debtor and all construction funds irrespective of whether such additional amounts have been specifically assigned to Secured Party; all guarantees, mortgages on real and personal property, letters of credit, trust receipts, bankers' acceptances, choses in action or other agreements of property securing or relating to any of the items referred to above; all monies, deposits, securities, bank accounts, instruments, credits and other property now or hereafter held by Secured Party or any other entity which at any time participates in Secured Party's financing of Debtor; all licenses, permits, franchises, certificates and other rights, privileges and documents obtained in connection with or necessary in the operation of the Mortgaged Property; all plans and specifications, architectural contracts, construction contracts, all leases with respect to any part of the Mortgaged Property, and all rents, revenues, royalties, bonuses, accounts, issues and profits arising out of the operation of the Mortgaged Property; and all rights and remedies of Debtor under or in connection with such collateral;

5. **Proceeds and Awards.** All unearned premiums, accrued, accruing or to accrue under insurance policies now or hereafter obtained by Debtor, all proceeds of the conversion, voluntary or involuntary, of any of the property described in these GRANTING CLAUSES into cash or other liquidated claims, including proceeds of hard, title and other insurance, and all judgments, damages, awards, settlements and compensation (including interest thereon) heretofore or hereafter made to the present and all subsequent owners of the Land, the Improvements, the Equipment and/or any other property or rights encumbered or conveyed hereby for any injury to or decrease in the value thereof for any reason, or by any governmental or other lawful authority for the taking by eminent domain, condemnation or otherwise of all or any part thereof, including awards for any change of grade or streets.

The collateral listed in this Exhibit B includes any monies on deposit for the payment of real estate taxes, insurance premiums or special assessments against the Premises and all proceeds paid for damage done to the collateral described in this Exhibit B or the Premises and all proceeds of any award or claim for damages for any of the collateral described in this Exhibit B or the Premises taken or damaged under the power of eminent domain or by condemnation and all rents, issues and profits of and from the Premises and all leases or subleases of the Premises.