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Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2023 11:25 AM Pg: 1 of 5

UCC FINANCING STATEMENT FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
B. E-MAIL CONTACT AT SUBMITTER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Katten Muchin Rosenman LLP 525 W. Monroe Street Chicago, Illinois 60661-3693
SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

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 4528 S Cottage Grove LLC	OR			
1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c MAILING ADDRESS 4801 N. Broadway Street	CITY Chicago	STATE IL	POSTAL CODE 60640	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 Demera Ethiopian Restaurant, LLC	OR			
2b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2c MAILING ADDRESS 4801 N. Broadway Street	CITY Chicago	STATE IL	POSTAL CODE 60640	COUNTRY USA

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 Chicago Community Loan Fund	OR			
3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c MAILING ADDRESS 29 East Madison Street, Suite 1700	CITY Chicago	STATE IL	POSTAL CODE 60602	COUNTRY USA

4 COLLATERAL: This financing statement covers the following collateral:
This financing statement covers all assets of Debtor, including, without limitation, all of the collateral described on Schedule I attached hereto and made a part hereof, whether new, owned or hereafter acquired by Debtor, or which Debtor may now have or hereafter acquire an interest.

5 Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7 ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8 OPTIONAL FILER REFERENCE DATA:	

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SCHEDULE I TO UCC FINANCING STATEMENT

DEBTOR: **4528 S Cottage Grove LLC**
4801 N. Broadway Street
Chicago, Illinois 60640

and

Demera Ethiopian Restaurant, LLC
4801 N. Broadway Street
Chicago, Illinois 60640

SECURED PARTY: **CHICAGO COMMUNITY LOAN FUND,**
an Illinois not-for-profit corporation
29 East Madison Street, Suite 1700
Chicago, Illinois 60827

Reference is hereby made to that certain Construction Mortgage and Security Agreement with Fixture Filing and Assignment of Rents by Debtor for the benefit of Secured Party (the "Mortgage").

This financing statement covers the following property, rights, interests and estates now owned, or hereafter acquired by Debtor:

That certain real estate situated in Cook County, Illinois, legally described in Exhibit A attached hereto and incorporated herein (the "Real Estate")

TOGETHER WITH a security interest in and a lien upon the leases, rents, profits, and proceeds of the Real Estate and upon certain personal property described below, located in or on or used in connection with the Real Estate;

TOGETHER WITH all estates, claims, demands, right, title, and interest that Debtor may now have or hereafter acquire in and to any land or vaults lying within the right-of-way of or occupied by any street, alley, passage, avenue, highway, or other way (whether open or proposed, vacated, or otherwise), sidewalks, alleys, public places, or any other strips or gores of land adjacent to, adjoining, or used in connection with the Real Estate, and all improvements, tenements, hereditaments, gas, oil, minerals, easements, fixtures, appurtenances, and all other rights and privileges thereunto belonging or appertaining, including all easements, rights-of-way, and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments, and appurtenances thereof and thereto, and all developmental rights, air rights, water, water rights, and shares of stock evidencing the same, including homestead and any other claims at law or in equity (collectively, the "Appurtenant Rights");

TOGETHER WITH all right, title, and interest that Debtor may now have or hereafter acquire in and to all buildings and improvements now or hereafter erected on the Real Estate,

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including without limitation all landscaped and recreation areas and all on-site paved parking areas, all fixtures, attachments, appliances, equipment, machinery, and other articles attached to and forming a part of such buildings and improvements, including without limitation all apparatus, machinery, equipment, and appliances of Debtor now or hereafter therein or thereon used to supply heat (whether single units or centrally controlled), gas, air conditioning (whether single units or centrally controlled), water, light, power, ventilation, and refrigeration, and to treat or dispose of refuse or waste, and all screens, window shades, blinds, storm doors and windows, floor coverings, and awnings (collectively, the "Improvements");

TOGETHER WITH all right, title, and interest that Debtor may now have or hereafter acquire in and to all apparatus, machinery, equipment, and appliances of Debtor, used or useful for or in connection with the maintenance and operation of the Real Estate or intended for the use or convenience of tenants, other occupants, or patrons thereof, all items of furniture, furnishings, equipment, and personal property used or useful in the operation of the Real Estate, all building materials and equipment located on the Real Estate and intended for construction, reconstruction, alteration, repair, or incorporation in or to the Improvements, whether or not yet incorporated in the Improvements, and all replacements and substitutes for the foregoing, regardless of whether any of the foregoing is or shall be in, on, or attached to the Real Estate (collectively, the "Personal Property");

TOGETHER WITH all right, title, and interest of Debtor in and to all options to purchase or lease the Real Estate, the Improvements, or any portion thereof or interest therein, and any greater estate in the Real Estate owned or hereafter acquired (collectively, the "Options");

TOGETHER WITH all interests, estates, or other claims, whether at law or in equity, that Debtor now has or may hereafter acquire in the Real Estate, the Improvements, the Personal Property, or the Options;

TOGETHER WITH all of the estate, interest, right, title, or other claim or demand that Debtor now has or may hereafter acquire, including claims or demands with respect to the proceeds of insurance in effect with respect to the Mortgaged Property (as defined below) and any and all awards, claims for damages, judgments, settlements, and any other compensation made for or as a result of the taking by eminent domain, or by any proceedings or purchase in lieu thereof, of the whole or any part of the Mortgaged Property, including without limitation any awards resulting from a change of grade of streets and awards for severance damages (collectively, the "Proceeds");

TOGETHER WITH all rents, issues, and profits of the Real Estate and any and all present and future leases or other agreements relative to the use or occupancy of the Real Estate and all rents, issues, profits, revenues, royalties, bonuses, rights, and benefits due, payable, or accruing (including all deposits of money made as advance rent or for security) under such leases or agreements, including without limitation all cash or security deposits, advance rentals, and deposits or payments of a similar nature, together with the right, but not the obligation, to collect, receive, and receipt for all such rents or revenues and apply them to the indebtedness secured hereby and to demand, sue for, and recover such amounts when due or payable (collectively, the "Rents");

TOGETHER WITH all goodwill, trademarks, trade names, option rights, purchase contracts, books and records, and general intangibles of Debtor relating to the Real Estate or the

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Improvements, all accounts, contract rights, instruments, chattel paper and other rights of Debtor for payment of money for services rendered, for property sold, for money lent, or for advances or deposits made, and any other intangible property of Debtor related to the Real Estate, the Appurtenant Rights, the Improvements, or the Personal Property (collectively, the "Intangibles");

TOGETHER WITH all rights of Debtor to all construction contracts, subcontracts, architectural contracts, engineering contracts, all agreements with other design and building professionals involved in the construction of any improvements constituting any part of the Mortgaged Property, service contracts, maintenance contracts, management contracts, construction and other governmental consents, permits, and licenses, payment and performance bonds, soil tests, surveys, plats, site plans, plans, specifications, designs, drawings, and other matters prepared for any construction on the Real Estate or the Improvements, and all amendments, modifications, supplements, and addenda thereto, together with the proceeds of all of the foregoing (collectively, the "Plans");

TOGETHER WITH all rights of Debtor under any agreement, contract, understanding, or arrangement pursuant to which Debtor has, with the consent of Secured Party, obtained the agreement of any person to pay or disburse any money for Debtor's sale (or borrowing on the security) of the Mortgaged Property or any part thereof or pursuant to which any goods or services for or in connection with any construction undertaken on or services performed or to be performed in connection with the Real Estate or improvements (collectively, the "Contract Rights"); and

TOGETHER WITH all other property or rights of Debtor of any kind or character, including any permits and governmental approvals or soil reports related to the Real Estate or the Improvements, and all proceeds and products of the foregoing (the Real Estate, Improvements, Personal Property, Options, Proceeds, Rents, Intangibles, Plans, Contract Rights, and all interests therein that are hereby mortgaged to Secured Party are collectively referred to as the "Mortgaged Property" or the "Collateral").

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

LOT 12 AND THE SOUTH 18 FEET OF LOT 11 IN THE SUBDIVISION OF LOTS 4 AND 5 IN FORRESTVILLE, BEING A SUBDIVISION OF THE 40 ACRES NORTH AND ADJOINING THE SOUTH 20 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 13 AND 14 IN WISTON AND DAVIS SUBDIVISION OF LOTS 4 AND 5 OF FORRESTVILLE A SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 60 ACRES IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Mailing Address: 4524 – 4528 S. Cottage Grove Avenue, Chicago, Illinois

PINs: 20-03-420-028-0000 & 20-03-420-029-0000

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