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\*2403822004\*

**UCC FINANCING STATEMENT**  
FOLLOW INSTRUCTIONS

Doc# 2403822004 Fee \$88.00

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)  
MICHELLE L. WITZANY (612) 607-7008

RHSP FEE:\$18.00 RPRF FEE: \$1.00

B. E-MAIL CONTACT AT SUBMITTER (optional)  
MWITZANY@FOXROTHSCHILD.COM

KAREN A. YARBROUGH

COOK COUNTY CLERK

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

DATE: 02/07/2024 09:42 AM PG: 1 OF 8

FOX ROTHSCHILD LLP  
33 S. SIXTH STREET, SUITE 3600  
MINNEAPOLIS, MN 55402

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

GATEWAY RESIDENTIAL PARTNERS, LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS

2850 S. MICHIGAN AVENUE, STE 100

CITY

CHICAGO

STATE

IL

POSTAL CODE

60616

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

FEDERAL HOME LOAN MORTGAGE CORPORATION

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS

8200 JONES BRANCH DRIVE

CITY

MCLEAN

STATE

VA

POSTAL CODE

22102

COUNTRY

USA

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

SEE EXHIBITS A AND B ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

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/Licensor

8. OPTIONAL FILER REFERENCE DATA:

204218.00061 (COOK COUNTY, IL)

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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

GATEWAY RESIDENTIAL PARTNERS, 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

CITY

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

MERCHANTS CAPITAL CORP.

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

410 MONON BOULEVARD, 2ND FLOOR

CITY

CARMEL

STATE

IN

POSTAL CODE

46032

COUNTRY

USA

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:

SEE EXHIBITS A AND B ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

17. MISCELLANEOUS:

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## EXHIBIT A

### DESCRIPTION OF THE LAND

#### PARCEL 1:

THAT CERTAIN LEASEHOLD ESTATE, CREATED BY THE SUBLEASE EXECUTED BY IMD GATEWAY PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS SUBLESSOR, AND GATEWAY RESIDENTIAL PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS SUBLESSEE, A MEMORANDUM OF WHICH WAS RECORDED MARCH 18, 2022 AS DOCUMENT NUMBER 2207704296:

BEING A SUBLEASE OF:

THAT CERTAIN LEASEHOLD ESTATE, CREATED BY THE GROUND LEASE EXECUTED BY THE ILLINOIS MEDICAL DISTRICT COMMISSION, A BODY CORPORATE AND POLITIC AND UNIT OF LOCAL GOVERNMENT OF THE STATE OF ILLINOIS AS LESSOR AND IMD GATEWAY PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE. A MEMORANDUM OF GROUND LEASE DATED OCTOBER 24, 2014 AND WAS RECORDED AUGUST 9, 2018 AS DOCUMENT NUMBER 1822117044;

WHICH SUBLEASE DEMISES THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT A IN THE CHICAGO MEDICAL SCHOOL CONSOLIDATION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 01° 32' 17" EAST ALONG THE WEST LINE OF SAID LOT A 868.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88° 32' 47" EAST ALONG THE SOUTH LINE OF SAID LOT A 164.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 32' 47" EAST ALONG THE SOUTH LINE OF SAID LOT A 14.70 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 41° 24' 45" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT A 291.38 FEET; THENCE NORTH 48° 35' 15" WEST 80.00 FEET; THENCE SOUTH 41° 24' 45" WEST 286.80 FEET; THENCE SOUTH 01° 36' 21" EAST 19.95 FEET; THENCE SOUTH 48° 35' 15" EAST 55.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS DATED AUGUST 1, 2018 AND RECORDED ON AUGUST 9, 2018 AS DOCUMENT NUMBER 1822117047, MADE BY IMD GATEWAY PARTNERS,

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LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DECLARANT, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS DATED AS OF FEBRUARY 25, 2021 AND RECORDED MARCH 18, 2022 AS DOCUMENT NUMBER 2207704298, AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS DATED AS OF AUGUST 1, 2022 AND RECORDED FEBRUARY 14, 2023 AS DOCUMENT NUMBER 2304522032, AND AS AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS DATED AS OF 2/1/2024 AND RECORDED 2/7/2024 AS DOCUMENT NUMBER 2403815000.

PROPERTY ADDRESS: 2050 WEST OGDEN AVENUE, CHICAGO, IL 60612

TAX ID NUMBERS:

17-18-303-051-0000

17-18-303-052-0000

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## FINANCING STATEMENT EXHIBIT B

(Revised 6-14-2022)

All of Debtor's present and future right, title and interest in and to all of the following:

- (1) **"Fixtures,"** which means all property owned by Debtor which is attached to the real property described in Exhibit A ("**Land**") and/or the improvements located on the Land ("**Improvements**") ("**Property**" means the Land and/or the Improvements.) so as to constitute a fixture under applicable law, including: machinery, equipment, engines, boilers, incinerators and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, 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, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment.
- (2) **"Personalty,"** which means all of the following:
  - (i) Accounts (including deposit accounts) of Debtor related to the Property.
  - (ii) Equipment and inventory owned by Debtor, which are used now or in the future in connection with the ownership, management or operation of the Property or are located on the Property, including furniture, furnishings, machinery, building materials, goods, supplies, tools, books, records (whether in written or electronic form) and computer equipment (hardware and software).
  - (iii) Other tangible personal property owned by Debtor which is used now or in the future in connection with the ownership, management or operation of the Property or is located on the Land or in the Improvements, including ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances (other than Fixtures).
  - (iv) Any operating agreements relating to the Land or the Improvements.
  - (v) Any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Land or the Improvements.
  - (vi) All other intangible property, general intangibles and rights relating to the operation of, or used in connection with, the Land or the Improvements, including

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all governmental permits relating to any activities on the Land and including subsidy or similar payments received from any sources, including a **“Governmental Authority”** (defined as any board, commission, department, agency or body of any municipal, county, state or federal governmental unit, or any subdivision of any of them, that has or acquires jurisdiction over the Property, or the use, operation or improvement of the Property, or over Debtor).

- (vii) Any rights of Debtor in or under any letter of credit required under the terms of the Multifamily Loan and Security Agreement (**“Loan Agreement”**) evidencing and securing the loan secured by this financing statement (**“Loan”**).
- (3) 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 Land 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.
- (4) All proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Property, whether or not Debtor obtained the insurance pursuant to Secured Party’s requirement.
- (5) All awards, payments and other compensation made or to be made by any Governmental Authority with respect to the Land, or if Debtor’s interest in the Land is pursuant to a ground lease, the ground lease and the leasehold estate created by such ground lease (**“Leasehold Estate”**), the Improvements, the Fixtures, the Personalty or any other part of the Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Property under the power of eminent domain or otherwise and including any conveyance in lieu of such a taking.
- (6) All contracts, options and other agreements for the sale of the Land, or the Leasehold Estate, as applicable, the Improvements, the Fixtures, the Personalty or any other part of the Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations.
- (7) All **“Rents,”** which means all rents (whether from residential or non-residential space), revenues and other income of the Land or the Improvements, parking fees, laundry and vending machine income and fees and charges for food, health care and other services provided at the Property, whether now due, past due or to become due, and deposits forfeited by tenants, and, if Debtor is a cooperative housing corporation or association, maintenance fees, charges or assessments payable by shareholders or residents under proprietary leases or occupancy agreements, whether now due, past due or to become due.
- (8) All **“Leases,”** which means all present and future leases, subleases, licenses, concessions or grants or other possessory interests in force now or after the date this financing statement is recorded or filed, whether oral or written, covering or affecting the Property,



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or any portion of the Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions or renewals.

- (9) All earnings, royalties, accounts receivable, issues and profits from the Land, the Improvements or any other part of the Property, and all undisbursed proceeds of the Loan.
- (10) All “**Imposition Reserve Deposits**,” which means all amounts deposited by the Debtor in connection with the Loan for (a) hazard insurance premiums or other insurance premiums required by Secured Party, (b) taxes or payments in lieu of taxes, (c) water and sewer charges that could become a lien on the Property, (d) ground rents, and (e) assessments or other charges that could become a lien on the Property.
- (11) All refunds or rebates of Imposition Reserve Deposits by any Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which this financing statement is recorded or filed).
- (12) All tenant security deposits which have not been forfeited by any tenant under any Lease and any bond or other security in lieu of such deposits.
- (13) All names under or by which the Property or any part of it may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property (subject to the terms of the Loan Agreement).
- (14) All interest rate cap agreements, interest rate swap agreements and other interest rate hedging contracts and agreements, if any (collectively, “**Rate Cap Agreements**”), obtained by Debtor (or obtained by Secured Party in the name of Debtor) pursuant to the Loan Documents (as defined in the Loan Agreement) or as a condition to Secured Party’s making the loan that is the subject of such Loan Documents, together with all of the following:
  - (i) Any and all moneys (collectively, “**Rate Cap Payments**”) payable from time to time pursuant to any Rate Cap Agreement by the interest rate cap provider or other counterparty to a Rate Cap Agreement, or any guarantor of the obligation of any such cap provider or counterparty (“**Rate Cap Provider**”).
  - (ii) All rights of the Debtor under any Rate Cap Agreement, and all rights of the Debtor to all Rate Cap Payments, including contract rights and general intangibles, existing or arising after the date this financing statement is recorded or filed.
  - (iii) All rights, liens and security interests or guarantees existing or following the date this financing statement is recorded, granted by a Rate Cap Provider or any other person to secure or guaranty payment of any Rate Cap Payment.

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- (iv) All documents, writings, books, files, records and other documents arising from or relating to any of the items listed in items 14(i) through (iii), whether existing now or created after the date this financing statement is recorded or filed.
- (v) All cash and non-cash proceeds and products of any of the items listed in items 14(i) through (iv).
- (15) Reserved.
- (16) All other assets of Debtor, whether now owned or acquired after the date this financing statement is recorded or filed.
- (17) All proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds.