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4. GULLA I ETAL: This financing statement covers the following collateral:	4. C	OLLATERAL: This financing statement covers the following collateral:									<u> </u>	
All of Debtor's right, title and interest in and to all buildings, structures, fixtures, additions, enlargements, extensions, modifications	All	of Debtor's right, title and interest in and to all buildings	, structures, fix	tures,	additions	, enlarge	ement	s, extens	i en i	, modif	ications,	
repairs, replacements, improvements and all other property as more particularly described in Rider to UCC filing attached hereto,									-			
or hereafter erected or located on that certain real property commonly known as 2752 South Keeler Avenue, Chicago, IL 60623 further described in Exhibit A attached hereto and made a part hereof.				own a	s 2752 So	uth Ke	eler A	venue,	Chic	ago, II	. 60623 as	
Tartion accombacing <u>Extribiting</u> attached nerote and made a part percon.	ıuı	tion described in <u>Exhibit 71</u> attached hereto and made a	part nordon.									
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 Representation	5. Ch	neck only if applicable and check only one box: Collateral is held in a Trust (s	see UCC1Ad, item 17	and Instr	uctions)	being ad	lminister	ed by a Dece	dent's	Personal F	Representative	
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	<u></u>				or Seller/Buyer			Bailee/Bailor Lice			ee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: File in Cook County, IL												
UCC FINANCING STATEMENT (Form UCC-1) (Rev. 07/01/23)	1 11		ATEMENT /Ca	LICC 4	\ /Day 07/0	4 (02)			_			

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UCC FINANCING STATEMENT ADDENDUM 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 MAGIC INVESTMENTS, LLC OF 9b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX Print Reset THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY 10. DEBTOR'S NAME: Provide (10e ~ 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 at y pait 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 ASSIGNOR SE CURLD PARTY'S NAME: Provide only one name (11a or 11b) ADDITIONAL SECURED PARTY'S NAME or 11 1a. ORGANIZATION'S NAME OR 11b. INDIVIDUAL'S SURNAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX 11c. MAILING ADDRESS 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 14. This FINANCING STATEMENT: REAL ESTATE RECORDS (if applicable) 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 Description of real estate: (if Debtor does not have a record interest); All of Debtor's right, title and interest in and to all buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements, improvements and all other property as more particularly described in Rider to UCC filing attached hereto, now or hereafter erected or located on that certain real property commonly known as 2752 South Keeler Avenue, Chicago, IL 60623 as further described in Exhibit A attached hereto and made a part hereof. 17. MISCELLANEOUS:

2409420134 Page: 4 of 7

UNOFFICIAL COPY

RIDER TO UNIFORM COMMERCIAL CODE FINANCING STATEMENT

Debtor:

MAGIC INVESTMENTS, LLC

Secured Party:

LOAN FUNDER LLC, SERIES 72455

ITEM 4 (CONTINUED): All right, title and interest of Debtor in and to the following (collectively, the "Property"):

- 1. The real property described in Exhibit A attached hereto and made a part hereof (the "Land");
- 2. All additional lands, estates and development rights hereafter acquired by Debtor for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Security Instrument (as defined below);
- 3. The buildings, structures fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvement's now or hereafter erected or located on the Land (the "Improvements");
- 4. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or here fter belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dov er and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, boin at law and in equity, of Debtor of, in and to the Land and the Improvements and every part and parcel thersof, with the appurtenances thereto;
- 5. All machinery, equipment, fixtures (including, but not limited a, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures) and other property of every kind and nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively the "Personal Property"), and the right, title and interest of Debtor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and exacted by the state or states where any of the Property is located, superior in lien to the lien of the Security Incurment and all proceeds and products of the above;
- 6. All leases, subleases and other agreements affecting the use, enjoyment or occupancy of the Land and/or the Improvements heretofore or hereafter entered into and all extensions, amendments and modifications thereto, whether before or after the filing by or against Debtor of any petition for relief under 11 U.S.C. §§ 101 et seq., as the same may be amended from time to time (the "bankruptcy code") (the "leases") and all right, title and interest of Debtor, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Land and the Improvements whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the bankruptcy code (the "rents") and all proceeds from the sale or other disposition of the leases and the right to receive and apply the rents to the payment of the indebtedness secured by the Security Instrument;

- 7. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;
- 8. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain (including but not limited to any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property;
- 9. All refunds, rebates or credits in connection with a reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;
- 10. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including, without limitation, proceeds of insurance and condemnation awards, into eash or liquidation claims;
- 11. The right, in the pame and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of secured party in the Property;
- 12. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or respecting any lusiness or activity conducted on the Land and any part thereof and all right, title and interest of Debtor therein and thereunder, including, without limitation, the right, upon the occurrence and during the continuance of an event of default (as defined in the Security Instrument), or any other document executed in connection therewith, to receive and collect any sums payable to Debtor thereunder; and
- 13. All tradenames, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property.

This UCC Financing Statement is filed in connection with that certain Security Agreement and/or Mortgage or Deed of Trust or Deed to Secure Debt dated as of March 28, 2024 (to: "Security Instrument") in the principal sum of \$252,000.00 given by Debtor to Secured Party.

2409420134 Page: 6 of 7

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EXHIBIT A TO FORM UCC FINANCING STATEMENT

{ATTACH LEGAL DESCRIPTION HERE}

Property of Cook County Clark's Office

2409420134 Page: 7 of 7

UNOFFICIAL COPY

Fidelity National Title Company

EXHIBIT A

Order No.: OC24003616

For APN/Parcel ID(s): 16-27-411-044-0000 For Tax Map ID(s): 16-27-411-044-0000

LOT 22 IN BLOCK 1 IN KEELER'S SUBDIVISION OF BLOCK 4 OF REID'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.