Doc#. 2410624215 Fee: \$107.00

KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 11:09 AM Pg: 1 of 6

UCC FINANCING STATEMENT FOLLOW INSTRUCTIONS		Date 4/15/2024 11:09 AM Pç	g: 1 of 6		
A NAME & PHONE OF CONTACT AT SUBMITTER (optional) John Mangelli (516) 319-6018					
B E-MAIL CONTACT AT SUBMITTER (optional)					
C. SEND ACKNOWLEDGMENT TO (Name and Address)					
Loan Funder LLC, Series 71662 645 Madison Avenue, Floor 19, New York	NV				
110022	, 1 4 1				
SEE BELOW FOR SECURED PARTY CONTACT INFORMATI	on —	THE ABOVE SPA	CE IS FO	OR FILING OFFICE USE (ONLY
1 DEBTOR'S NAME Provide on one Debtor name (1a or 1b) (use exact, full name not fit in line 1b, leave all of item 1 blank, one ine e		lify, or abbreviate any part of the D			Debtor's name will
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8328 Tripp Avenue	Skokie		STATE	60076	USA
2 DEBTOR'S NAME Provide only one Debtor name (2a or 2b) (use exect full name not fit in line 2b, leave all of item 2 blank, check here		lify or abbreviate any part of the D nformation in item 10 of the Financin			Debtor's name will
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2c. MAILING ADDRESS 9236 Belleforte Avenue	Morton C	Grave	STATE	POSTAL CODE	COUNTRY
3 SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURE	1				To or t
38 ORGANIZATION'S NAME		Total Control of the	1 0, 00,		
Loan Funder LLC, Series 37451					
36 INDIVIDUAL'S SURNAME	FIRST PERSONA	LNAME	JADDITIO	NAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADORESS	CITY	1 -	ST(TE	POSTAL CODE	COUNTRY
645 Madison Avenue, Floor 19	New Yor	K	NY	10022	USA

4 COLLATERAL This financing statement covers the following collateral

SEE EXHIBIT "A", "B", "C" AND SCHEDULE "A"

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								
a Check <u>only</u> if applicable and check <u>only</u> one bo	ζ.		6t	Check only if applicable a	and check <u>only</u> one box:			
Public-Finance Transaction M	anufactured-Home Transactio	n A Debtor is a Tra	nsmitting Utility	Agricultural Lien	Non-UCC Filing			
ALTERNATIVE DESIGNATION (if applicable)	Lessee/Lessor	Consignee/Consignor	Seller/Buyer	Ballee/Bailor	Licensee/Licensor			
OPTIONAL FILER REFERENCE DATA								

UCC FINANCING STATEMENT ADDENDUM

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EXHIBIT "A"

DESCRIPTION OF PLEDGED

COLLATERAL

All Ownership Interests that the Debtor has in 2525 Park Lane, Glenview LLC an Illinois Limited Liability Company, having an office for the transaction of business 8328 Tripp Ave, Skokie, IL 60076 ("Borrower") now or hereafter acquired, and all certificates of ownership or other indicia of ownership representing any "Ownership Interests, shares or otherwise referred to together with all rights to the proceeds thereof as the "Units":

- a. All dividends and other distributions received by Pledgor from the Borrower ("Pledgor" means Mark Beison and Andriy Vedenivskyy and includes all co-signers, guarantors of the Note related Loan Documents; and
- b. All "Proceeds" and Assets word by Borrower as such term is defined in the Uniform Commercial Code as the same may from time-to-time be in effect in the Commonwealth of Illinois (the "Code").

EXHIBIT "B"

LEASES & RENTS

All of Debtor's interest in any and all leases or leases, or subsequent leases, with amendments, if any, and all month-to-month tenancies with respect to portions or all of the real property located at 2525 Park Lane, Glenview, IL 60025 the "Premises")(and more particularly described in Schedule "A" annexed hereto) and any modifications, supplements, extensions and renewals thereof and any guarantees of the lessee's obligations thereunder, and all rents, income, and profits arising from the leases and extensions and renewals thereof, if any, and together with all rents, income, and profits due or to become due from the Premises and from any and all of the leases or tenancies for an use and occupancy of the Premises or any part thereof which are now in existence or which may be created in the future during the term of this Assignment, whether or not recorded; together with and including, the Debtar's entire interest in any lease, tenancy, rental, or occupancy agreement now existing or which may be made hereafter affecting the Premises.

TOGETHER WITH all the right, power, and authority of the Debtor to alter, modify, or change or to terminate the term thereof or accept a surrender thereof or to cancel the same or to waive or release the lessee from the performance or observance by the lessee of any obligation or condition thereof or to accept rents or any other payments thereunder.

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EXHIBIT "C"

CONTRACTS, PLANS, PERMITS, & APPROVALS

Debtor's interest in all agreements, contracts and contract rights between Debtor and any and all contractors, subcontractors and/or material suppliers, and all plans, permits, licenses and approvals in connection with the construction, renovation, development and improvement of the real property located at 2525 Park Lane, Glenview, IL 60025 described in Schedule "A" attached hereto and made a part hereof, and any improvements thereon (the "Premises") and which agreements, contracts, contract rights, plans, permits, licenses and approvals are now in existence or which may be created, amended, supplemented or otherwise modified in the future, whether or not recorded, (and together with any other documents executed in connection therewith, including waivers and consents retact thereto), including but not limited to the following:

- I. All agreements with respect to architectural and engineering services for the improvements to the Premises.
- 2. All bonds securing payment and performance of Assignor's improvements to the Premises.
- 3. All of Assignor's contracts, new existing or hereafter entered into, for the furnishing of supplies, materials, labors, or services (including professional services) for the construction of the improvements to the Premises.
- 4. All Permits, licenses, and other certificates, now held or hereafter acquired by Assignor, relating to the construction and operation of the improvements to the Premises; and
- 5. All plans and specifications (including site plans) relating to the construction and operating of the improvements to the Premises.

Office

TOGETHER WITH all the right, power and authority of Debtor to alter, modify or change, or terminate any terms thereof or to release any party thereto from the obligation or condition thereof.

SCHEDULE A

LOT 17 IN A SUBDIVISION OF: (A) THE SOUTH 367.135 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF TELEGRAPH ROAD (EXCEPT THE WEST 132.0875 FEET THEREOF); (B) A STRIP OF LAND 30 FEET WIDE LYING SOUTH OF AND ADJOINING THE SAME; AND (C) SUB LOTS 45 AND 46 OF THE SUBDIVISION OF ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CENTER OF HIGHWAY, AS FALLS IN THE NORTH HALF OF THE NORTHWEST QUARTER, AFORESAID, IN COOK COUNTY, ILLINOIS.

