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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/30/2024 3:21 PM

PAGE: 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)

Porter, Wright, Morris & Arthur LLP
41 South High Street, Suite 3100
Columbus, OH 43215

SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

Print

Reset

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
2425 E Hamilton Road Owner, LLC

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
200 Garden City Plaza, Suite 410 Garden City NY 11530 US

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
First Financial Bank

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
150 W. Wilson Bridge Road Worthington OH 43085 US

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

See Exhibit A attached hereto and made a part hereof.

00H1230017141 CB 3/3

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 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:

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

2425 E. Hamilton Road Owner, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

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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

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:

See Exhibit B attached hereto and made a part hereof.

17. MISCELLANEOUS:

Cook County, IL

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EXHIBIT A

Collateral

Debtor: 2425 E. Hamilton Road Owner, LLC

Secured Party: First Financial Bank

Debtor hereby grants Secured Party a security interest in:

(a) the real estate located in Cook County, Illinois, more particularly described in **Exhibit B** attached hereto (hereinafter the "Premises"), (b) all of the estate, title and interest of Debtor, in law or equity, of, in and to such real estate and the buildings and improvements now existing, being constructed, or hereafter constructed or placed thereon (collectively, the "Improvements"), (c) all of the estate, title and interest of Debtor, in law or equity, of, in and to all of the rights, privileges, licenses, easements, hereditaments, tenements, and appurtenances belonging to such real estate (including all heretofore or hereafter vacated streets or alleys which are about such real estate) (collectively, the "Appurtenances"), (d) all of the estate, title and interest of Debtor, in law or equity, of, in and to all fixtures of every kind whatsoever located in or on, or attached to, and used or intended to be used in connection with or with the operation of such real estate, buildings, structures, or other improvements thereon or in connection with any construction now or to be conducted or which may be conducted thereon, together with all building materials and equipment now or hereafter delivered to such real estate and intended to be installed therein (collectively, the "Fixtures"); (e) all of Debtor's personal property for which a security interest may be granted under the UCC, including, without limitation, (i) all furniture, appliances, machinery, equipment and personal property and any replacements and proceeds and substitutions thereof, owned by Debtor and now located thereon, attached to, or hereafter acquired or located thereon or attached thereto, and all lighting, heating, cooking, ventilating, air conditioning, incinerating, sprinkling and plumbing systems, and all pipes, wires, attached fixtures and apparatus forming a part of or used in connection herewith owned by Debtor (excluding for the avoidance of doubt any personal property owned by any tenants at the Premises); (ii) all of the estate, title and interest of Debtor, in law or equity, of, in and to judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Premises or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Premises or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade or streets, now owned or hereafter acquired by Debtor; and (iii) all commercial tort claims, goods, inventory, contract rights, cash, proceeds, profits, income, rent, accounts, accounts receivable, general intangibles, investment property, chattel paper, electronic chattel paper, lease agreements, lease payments, documents, securities, moneys, cash, instruments, letters of credit, letter of credit rights, promissory notes, warrants, dividends, distributions, contracts, agreements, contract rights, insurance proceeds, permits, licenses, deposit and other accounts and all checks, drafts, instruments, cash, and other items at any time received in a lockbox or for deposit in any such account, wire transfers of funds, automated clearing house entries, credits from merchant card transactions, and other electronic funds transfers or other funds deposited in, credited to, or held for deposit in or credit to any such deposit accounts, logos, trademarks, and all trade name agreements, minerals, standing timber, growing crops, motor vehicles and all replacements and proceeds relating thereto now owned or

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hereafter acquired by Debtor, in connection with the Premises (collectively the "Security Property"); and (f) all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing, and all rents, issues, profits of any of the foregoing and all proceeds of any of the foregoing subject to the terms herein (all of the foregoing, including the Premises, the Security Property, the Improvements, the Appurtenances, and the Fixtures, being hereinafter collectively called the "Property").

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EXHIBIT B

The Premises

LOT 10 IN HIGGINS INDUSTRIAL PARK UNIT NUMBER 2, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2425 E. Hamilton Road, Arlington Heights, IL 60005

08-26-204-003-0000

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