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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE
DATE: 6/10/2024 2:47 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)

Jackson Walker LLP
1401 McKinney Street, Suite 1900
Houston, Texas 77010

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
BK PROPS LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

1c. MAILING ADDRESS

4415 Highway 6	CITY Sugar Land	STATE TX	POSTAL CODE 77478	COUNTRY USA
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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
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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
Zions Bancorporation, N.A. dba Amegy Bank, as Administrative Agent

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

3c. MAILING ADDRESS

1717 W. Loop South, 23rd Floor	CITY Houston	STATE TX	POSTAL CODE 77027	COUNTRY USA
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4. COLLATERAL: This financing statement covers the following collateral:

Collateral more fully described in Exhibits A and B attached hereto and made a part hereof.

FIDELITY NATIONAL TITLE FCHI2300862LI
3 of 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

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/Licenser

8. OPTIONAL FILER REFERENCE DATA:
Cook County, IL - CM# 101573.00911

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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 BK PROPS 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 Sugar Land	STATE TX	POSTAL CODE 77478	COUNTRY USA

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	SUFFIX
			ADDITIONAL NAME(S)/INITIAL(S)	
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

17. MISCELLANEOUS:

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EXHIBIT A **DESCRIPTION OF COLLATERAL**

All of Debtor's estate, right, title and interest in and to the following (collectively, the "Collateral"):

ALL of the Debtor's estates, rights, title and interest which Debtor now has or may later acquire in and to that certain tract or parcel of land being more particularly described on Exhibit B (the "Land") together with (a) all the buildings and other improvements now on or hereafter located thereon; (b) all materials, equipment, fixtures or other property whatsoever now or hereafter attached or affixed to or installed in said buildings and other improvements, including, but not limited to, all heating, plumbing, lighting, water heating, cooking, laundry, refrigerating, incinerating, ventilating and air conditioning equipment, disposals, dishwashers, refrigerators and ranges, recreational equipment and apparatus, utility lines and equipment (whether owned individually or jointly with others), sprinkler systems, fire extinguishing apparatus and equipment, water tanks, swimming pools, engines, machines, elevators, motors, cabinets, shades, blinds, partitions, window screens, screen doors, storm windows, awnings, drapes, and rugs and other floor coverings, and all fixtures, accessions and appurtenances thereto, and all renewals or replacements of or substitutions for any of the foregoing, all of which materials, equipment, fixtures and other property are hereby declared to be permanent fixtures and accessions to the freehold and part of the realty conveyed herein as security for the indebtedness herein mentioned; (c) all easements and rights of way now and at any time hereafter used in connection with any of the foregoing property or as a means of ingress to or egress from said property or for utilities to said property; (d) all interests of Debtor in and to any streets, ways, alleys, strips and/or gores of land adjoining said land or any part thereof; and (e) all rights, estates, powers and privileges appurtenant or incident to the foregoing; and

TOGETHER with goods, equipment, furnishings, fixtures, furniture, chattels and personal property of whatever nature owned by Debtor now or hereafter located or used in and about the building or buildings or other improvements now erected or hereafter to be erected on the Land, or otherwise located on said Land, and all fixtures, accessions and appurtenances thereto, and all renewals or replacements of or substitutions for any of the foregoing, all building materials and equipment now or hereafter delivered to said premises and intended to be installed therein; and

TOGETHER with rents, income, receipts, revenues, issues, profits and other sums of money or other consideration that are payable to Debtor under the Leases (as defined below) or arising or issuing from or out of the Leases or from or out of the Collateral or any part thereof, including but not limited to minimum rents, additional rents, percentage rents, deficiency rents, liquidated damages, payments in consideration for cancellation of a Lease, security deposits, advance rents, loss of rents insurance proceeds and all of Debtor's rights to recover monetary amounts from any lessee in bankruptcy, including specifically the immediate and continuing right to collect and receive each and all of the foregoing (the "Rents"); and

TOGETHER with all leases, subleases, licenses, concessions or other agreements (written or verbal, now or hereafter in effect) which grant a possessory interest in and to, or the right to use, all or any part of the Collateral, together with all security and other deposits made in connection therewith, including, without implied limitation, all lease agreements with tenants leasing a portion of the Collateral, and all guarantees of any tenant's obligations, and any agreements (and guarantees thereof) from which Debtor receives compensation for the use, installation, operation or maintenance of parking facilities, communications and cable networks or systems, laundry facilities, exercise and fitness facilities, and/or food service, restaurant, bar or entertainment facilities (the "Leases"); and

TOGETHER with monetary deposits which Debtor has been required to give to any public or private utility, all issues, profits and proceeds from all or any part of the Collateral, all proceeds (including premium refunds) of each policy of insurance relating to the Collateral, all proceeds from the taking of the

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Collateral or any part thereof or any interest therein or right or estate appurtenant thereto by eminent domain or by purchase in lieu thereof, all amounts deposited in escrow for the payment of ad valorem taxes, assessments and charges and/or premiums for policies of insurance with respect to the Collateral; and

TOGETHER with all contracts related to the Collateral; and

TOGETHER with any agreement relating to any transaction that is a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar transaction (including any option with respect to any of these transactions) or any combination thereof, whether linked to one or more interest rates, foreign currencies, commodity prices, equity prices or other financial measures; and

TOGETHER with all money, funds, accounts (including tax/insurance reserve accounts, capital improvement reserves, tenant improvement reserves, and leasing commission reserves), instruments, documents, general intangibles (including trademarks, trade names and symbols used in connection therewith);

TOGETHER with all notes or chattel paper arising from or related to the Collateral, all permits, approvals, entitlements, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Collateral, all marketing materials, all plans, specifications, maps, surveys, reports, architectural, engineering and construction contracts, books of account, insurance policies and other documents, of whatever kind or character, relating to the construction upon, use, occupancy, leasing, marketing, sale or operation of the Collateral, all proceeds and other amounts paid or owing to Debtor under or pursuant to any and all contracts and bonds relating to the construction, erection or renovation of the Collateral;

TOGETHER with all oil, gas and other hydrocarbons and other minerals produced from or allocated to the Collateral and all products processed or obtained therefrom, the proceeds thereof, and all accounts and general intangibles under which such proceeds may arise together with any sums of money that may now or at any time hereafter become due and payable to Debtor by virtue of any and all royalties, overriding royalties, bonuses, delay rentals and any other amount of any kind or character arising under any and all present and future oil, gas and mining leases covering the Collateral or any part thereof

[Capitalized terms used herein, but not otherwise defined, shall have the meaning set forth in that certain Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated May 30, 2024, executed by Debtor for the benefit of Secured Party and filed in the official records of Cook County, Illinois]

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EXHIBIT B LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

THE SOUTH 187.00 FEET OF THE NORTH 320.00 FEET OF THE WEST 133.00 FEET OF THE EAST 183.00 FEET OF LOT 8 IN BRAYTON FARMS A SUBDIVISION IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED MAY 11, 1917 AS DOCUMENT 6109342 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 115.00 FEET OF THE NORTH 320.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 (EXCEPT THE WEST 4.00 ACRES THEREOF AND EXCEPT THE EAST 183.00 FEET THEREOF) IN BRAYTON FARMS SUBDIVISION AFOREDESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR THE INSTALLATION, OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF STORM SEWER LINES AS CREATED BY EASEMENT AGREEMENT DATED FEBRUARY 1, 1988 AND RECORDED MARCH 11, 1988 AS DOCUMENT 88103540 MADE BY AND BETWEEN CONCORDIA FEDERAL BANK FOR SAVINGS, A FEDERAL CORPORATION, AND BURGER KING CORPORATION, A FLORIDA CORPORATION, OVER, UNDER, ALONG AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

THE EAST 7.5 FEET OF LOT 1 IN CONCORDIA'S 120TH STREET AND SOUTH PULASKI ROAD RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED SEPTEMBER 22, 1982 AS DOCUMENT 26359308, IN COOK COUNTY, ILLINOIS.

Property Address(es): 12010 Pulaski Road, Alsip, IL 60803

Property Index Number(s): 24-27-206-172-0000