

This STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code.

For Filing Officer
(Date, Time, Number, and Filing Office)

Debtor(s) (Last Name First) and address(es)
SNH Chicago, Inc.
c/o Swissotel Management
Corp.
323 East Wacker Drive
Chicago, Illinois 60601

Secured Party(ies) and address(es)
Morgan Guaranty Trust Company
of New York
60 Wall Street
New York, New York 10260

92809290

1. This financing statement covers the following types (or items) of property:
See Schedule 1 attached hereto.

ASSIGNEE OF SECURED PARTY

2. ~~(If collateral is crops) The above goods are to become crops, growing or to be grown, on:~~
~~(Describe Real Estate)~~

3. ~~(If applicable) The above goods are to become fixtures on (If new construction including on any) (If the above interests or the title (including oil and gas) or interests will be assigned at the same time as the goods, or will or may be so assigned, (State what is applicable) (Describe Real Estate)~~
The real estate legally described on Exhibit A attached hereto.

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and this financing statement is to be filed in the real estate records. (If the debtor does not have an interest of record)
The name of a record owner is American National Bank and Trust Company of Chicago,
as Trustee under Trust Agreement dated February 14, 1984
and known as Trust No. 60312.

4. Products of Collateral are also covered.

4 Additional sheets presented.
Filed with Recorder's Office of Cook County, Illinois.

SNH CHICAGO, INC.
By: *[Signature]*
Signature of (Debtor) (Secured Party)*
Its: _____

*Signature of Debtor Required in Most Cases;
Signature of Secured Party in Cases Covered By UCC 9-402 (2).

(1) FILING OFFICER COPY-ALPHABETICAL

STANDARD FORM—UNIFORM COMMERCIAL CODE—FORM UCC-2—REV. 4-73

This form of financing statement is approved by the Secretary of State.

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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REC-10-10-1982 10/30/92 14:12:00 #7293 #2-802500 COOK COUNTY RECORDER

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(ii) All compensation, awards, damages, claims, rights of action and proceeds of or on account of (a) any damage or taking, pursuant to the power of eminent domain, of the land, improvements, appurtenances or materials or any part thereof, (b) any portion of the land, improvements or appurtenances or any part thereof or to any rights appurtenant thereto;

(E) (i) All judgments, insurance proceeds, awards of damages and settlements which may result from any damage to all or any portion of the land, improvements or appurtenances or any part thereof or to any rights appurtenant thereto;

(D) All easements, tenements, rights-of-way, vaults, gores of land, streets, ways, alleys, passages, sewer rights, water courses, water rights and powers and appurtenances in any way belonging, relating or appertaining to any of the land or improvements, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired ("Appurtenances");

(C) All plans, specifications, architectural renderings, drawings, licenses, permits, soil test reports, other reports of examinations or analyses of the land or the improvements, contracts for services to be rendered to Hotel Swiss Grand Associates, an Illinois limited partnership, SNH Chicago, Inc., an Illinois corporation, American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated February 14, 1984 and known as Trust No. 60312, Debtor, or otherwise in connection with the improvements and all other property, contracts, reports, proposals and other materials now or hereafter existing in any way relating to the land or the improvements or the construction of additional improvements;

(B) All building materials and goods which are procured or to be procured by Debtor or its agents for use on or in connection with the improvements or the construction of additional improvements, whether or not such materials and goods have been delivered to the land ("Materials");

(A) All the buildings, structures, improvements and fixtures of every kind or nature now or hereafter situated on the land legally described in Exhibit A attached hereto (the "Land"); and, to the extent not owned by tenants of the land or leased by Debtor or its agents, all machinery, appliances, equipment, furniture and all other personal property of every kind or nature located in or on, or attached to, or used or intended to be used in connection with, or with the operation of, the land, buildings, structures, improvements or fixtures now or hereafter located or to be located on the land, or in connection with any construction being conducted or which may be conducted thereon, and all extensions, additions, improvements, substitutions and replacements to any of the foregoing ("Improvements");

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damage to all or any portion of the Land, Improvements or Appur-
tenances by reason of the taking, pursuant to the power of eminent
domain, of all or any portion of the Land, Improvements, Appur-
tenances, Materials or of other property, or (c) the alteration of
the grade of any street or highway on or about the Land, Improve-
ments, Appurtenances, Materials or any part thereof; and, except as
otherwise provided herein, Lender is hereby authorized to collect
and receive said awards and proceeds and to give proper receipts
and acquittances therefor and, except as otherwise provided herein,
to apply the same toward the payment of the indebtedness and other
sums secured hereby;

(iii) All contract rights, general intangibles,
actions and rights in action, including, without limitation, all
rights of Debtor or its agents to insurance proceeds and unearned
premiums arising from or relating to damage to the Land, Improve-
ments, Appurtenances or Materials; and

(iv) All proceeds, products, replacements, addi-
tions, substitutions, renewals and accessions of and to the Land,
Improvements, Appurtenances or Materials;

(f) All rents, issues, profits, income and other
benefits now or hereafter arising from or in respect of the Land,
Improvements or Appurtenances (the "Rents");

(g) Any and all leases, licenses and other occupancy
agreements now or hereafter affecting the Land, Improvements,
Appurtenances or Materials, together with all security therefor and
guaranties thereof and all monies payable thereunder, and all books
and records owned by Debtor which contain evidence of payments made
under the leases and all security given therefor (collectively, the
"Leases");

(h) Any and all after-acquired right, title or interest
of Debtor in and to any of the property described in Paragraphs (A)
through (H) above; and

(i) The proceeds from the sale, transfer, pledge or
other disposition of any or all of the property described in the
preceding paragraphs.

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PERPETUAL AND NON-EXCLUSIVE EASEMENT TO INSTALL, USE, MAINTAIN, REPAIR AND REPLACE UNDERGROUND STORM SEWER, SANITARY SEWER, WATER, GAS AND ELECTRIC LINES IN THE 15 FOOT WIDE STRIP OF LAND (HEREIN CALLED "UTILITY EASEMENT AREA") TO SERVE PARCEL 1 FROM THE EXISTING 66 FOOT UTILITY EASEMENT, AS CREATED BY INSTRUMENT TITLED "EASEMENTS, COVENANTS AND RESTRICTIONS" RECORDED JUNE 30, 1986 AS DOCUMENT NUMBER 86267044, OVER THE FOLLOWING DESCRIBED LAND:

PARCEL 2:

A. PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF NORTH COLUMBUS DRIVE, 110 FEET WIDE, (AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 5, 1972 AS DOCUMENT NUMBER 21925615) AT A POINT WHICH IS 768.878 FEET, MEASURED ALONG SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EAST LINE, (EXTENDED SOUTH) WITH THE NORTH LINE OF EAST RANDOLPH STREET, (AS SAID EAST RANDOLPH STREET WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 11, 1979 AS DOCUMENT NUMBER 25276446), AND RUNNING THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF NORTH COLUMBUS DRIVE (SAID PERPENDICULAR LINE BEING ALSO THE NORTH LINE OF THE ARCADE LEVEL PARK AS SAID ARCADE LEVEL PARK IS LOCATED AND DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON SEPTEMBER 17, 1969), A DISTANCE OF 381.738 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 146.625 FEET, TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 141.107 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF EAST WACKER DRIVE AS SAID EAST WACKER DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY THE AFORESAID INSTRUMENT RECORDED AS DOCUMENT NUMBER 21925615; THENCE WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE (SAID SOUTHERLY LINE BEING HERE THE ARC OF A CIRCLE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, IS CONVEX TO THE SOUTH AND HAS A RADIUS OF 1840.488 FEET, A DISTANCE OF 162.710 FEET; THENCE CONTINUING WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE, SAID SOUTHERLY LINE BEING HERE A STRAIGHT LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.914 FEET TO AN INTERSECTION WITH A LINE 160.571 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE, AND NORTHWARD EXTENSION THEREOF, OF NORTH COLUMBUS DRIVE; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 170.225 FEET TO A POINT WHICH IS 146.625 FEET NORTH FROM THE AFOREMENTIONED NORTH LINE OF THE ARCADE LEVEL PARK; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 221.167 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT A

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Property of Cook County

PIN: 17-10-318-025-0000

Common Address: 323 East Wacker Drive Chicago, Illinois 60601

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF NORTH COLUMBUS DRIVE (AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 5, 1972 AS DOCUMENT NUMBER 21925615) AT A POINT WHICH IS 844.72 FEET, MEASURED ALONG SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EAST LINE, EXTENDED SOUTH, WITH THE NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET, AND RUNNING THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF NORTH COLUMBUS DRIVE (SAID PERPENDICULAR LINE BEING ALSO THE NORTH LINE OF A CERTAIN STRIP OF LAND, 66 FEET WIDE, CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON MAY 14, 1962 AS DOCUMENT NUMBER 18474522) A DISTANCE OF 170.571 FEET TO THE POINT OF BEGINNING AT THE SOUTH WEST CORNER OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF NORTH COLUMBUS DRIVE, A DISTANCE OF 70.783 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF NORTH COLUMBUS DRIVE, A DISTANCE OF 70.783 FEET TO SAID NORTH LINE OF THE STRIP OF LAND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES; THENCE WEST ALONG SAID LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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