

**FIXTURE FILING**

FORM 94831024  
MAY 1 1994  
CHICAGO

**INSTRUCTIONS:**

1. PLEASE TYPE this form. Fold only along perforation for mailing.
2. Remove Secured Party and Debtor copies and send other 3 copies with interleaved carbon paper to the filing officer, including filing fee.
3. If the space provided for any items on the form is inadequate the sheet(s) should be continued on additional sheets, preferably 8" x 11" or 8" x 10". Only one copy of such additional sheets need be provided to the filing officer with a set of three copies of the financing statement. Long schedules of collateral, inventories, etc. may be on any size paper that is convenient to the Secured Party.

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  
Rezko-Citadel, L.P., Ltd.  
1021 W. Adams  
Chicago, Illinois 60607

Secured Party(ies) and address(es)  
Bank of America Illinois  
231 South LaSalle Street  
Chicago, Illinois 60697

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1. This financing statement covers the following types of items of property:

See Exhibit A attached hereto and incorporated herein by reference

DEPT-01 RECORDING \$27.50  
73666 ADVANCE COUNTY CLERK'S OFFICE  
\$7287 LC # - 94 - 231024  
COOK COUNTY RECORDER

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

3. (If applicable) The above goods are to become fixtures on ~~(The above timber is standing on)~~ ~~(The above minerals or the like (including oil and gas) or accounts will be financed at the wellhead or minehead of the well or mine located on)~~ (Strike what is inapplicable) (Describe Real Estate)

See Exhibit B attached hereto and incorporated herein by reference

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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  
Trust No. 101088-01, dated January 5, 1987

4.  Products of Collateral are also covered. **TO BE FILED IN**

Rezko-Citadel, L.P., Ltd.

**REAL ESTATE RECORDS**

By Rezko Corporation, Limited General Partner

2 Additional sheets presented.  
 Filed with Recorder's Office of

COOK County, Illinois.

By:   
Signature of (Debtor) (Secured Party)\*

Filing Officer Copy—Alphabetical

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

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

(1) All present and future apparatus, machinery, equipment, fixtures and articles of personal property of any and every kind and nature whatsoever now owned or hereafter acquired by the Debtor and used, attached to, installed or located in or on the property commonly known as Jeffrey Plaza, 2101 E. 71st Street, Chicago, Illinois

and legally described in Exhibit B attached hereto (the "Premises"), or required for use in or on or in connection with the Premises or the management, maintenance, operation or business thereof including all materials purchased and used or intended to be used for construction or to be incorporated on the Premises whether or not actually located thereon and all replacements thereof and accessions thereto (hereinafter referred to collectively as the "Equipment"), including, but not limited to, any such item of Equipment now or at any time or times hereafter situated on the Premises and used to supply or otherwise deliver heat, gas, air conditioning, water, light, electricity, power, plumbing, refrigeration, sprinkling, ventilation, mobility, communication, incineration, recreation, and all other related or other such services (all of the immediately above mentioned items of Equipment being deemed to be a part of the Premises, whether physically attached thereto or not); (2) all present and future leases, tenancies, licenses and franchises (hereinafter referred to as the "Leases"), of or relating to the Premises or Equipment or in any way, manner or respect required, existing, used or usable in connection with the operation or business thereof, and all deposits of money as advance rent or for security under any or all of the Leases and all guaranties of lessees' performances thereunder; (3) all present and future rents, issues, avails, profits and proceeds (hereinafter referred to as the "Rents"), of or from the Premises, the Leases or the Equipment howsoever occurring, existing, created or arising, which are pledged primarily and on a parity with said Premises, Leases and Equipment and not secondarily; (4) all present and future judgments, awards of damages and settlements made as a result or in lieu of any taking of the Premises, the Equipment or the Leases, or any part thereof, under the power of eminent domain, or for any damage thereto (whether caused by such taking or otherwise); (5) all present and future insurance policies in force or effect insuring the Premises, the Rents, the Leases or the Equipment; and (6) all proceeds of each and every of the foregoing.

This instrument prepared by Bennett L. Cohen, of Cohen, Cohen & Salk, P.C., 630 Dundee Road, Northbrook, Illinois 60062.

After recording, mail to: Bank of America Illinois, 231 South LaSalle Street, Chicago, Illinois 60697, Attn: Joseph P. Valenti, Senior Vice President, Private Business Division



RETURN TO:  
LEXIS Document Services  
135 South LaSalle, Suite 1162  
Chicago, IL 60603

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**UNOFFICIAL COPY**EXHIBIT B**LEGAL DESCRIPTION  
JEFFREY PLAZA**

THE WEST 74.14 FEET OF LOT 7 (EXCEPT THE NORTH 22 FEET THEREOF) LOTS 8 & 9 (EXCEPT THE NORTH 22 FEET OF SAID LOTS 8 & 9), LOT 11 (EXCEPT THE SOUTH 130 FEET OF THE NORTH 197 FEET THEREOF), LOTS 12, 13 AND 16 (EXCEPT THE EAST 32 FEET AND EXCEPT THE WEST 7.67 FEET RESPECTIVELY, OF SAID LOT 16) ALL IN BLOCK 2 OF STAVE AND KLEHM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 20-25-200-033, 20-25-200-034, and 20-23-200-037

LOTS 11 TO 15, INCLUSIVE (EXCEPT THE NORTH 22 FEET OF LOT 11) AND LOTS 16 TO 20, INCLUSIVE (EXCEPT THE NORTH 22 FEET OF LOT 16) IN C. R. LUNDAHL'S RESUBDIVISION OF LOTS 5, 6 AND 7 (EXCEPT THE WEST 74.14 FEET THEREOF) IN BLOCK 2 IN STAVE AND KLEHM'S SUBDIVISION, AFORESAID, P.I.N. 20-25-200-037

LOTS 1, 2, 3, 4, 5, 6, AND 7 (EXCEPT THE NORTH 16 FEET OF LOT 5) IN E. T. HENDEE'S RESUBDIVISION OF LOTS 14, 15 AND THE WEST 7.67 FEET OF LOT 16 IN BLOCK 2 IN STAVE AND KLEHM'S SUBDIVISION, AFORESAID, ALSO THE VACATED 16 FOOT NORTH-SOUTH ALLEY LYING WEST OF THE ADJOINING SAID LOTS 1 TO 5 (EXCEPT THE NORTH 16 FEET OF LOT 5). P.I.N. 20-25-200-036

Address: Jeffrey Plaza, 2101 E. 71st Street, Chicago, Illinois

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