

STANDARD FORM
UNIFORM COMMERCIAL CODE - FINANCING STATEMENT - FORM UCC-1

JULIUS BLUMBERG, INC. NYC, 10013

INSTRUCTIONS

- PLEASE PRINT this form. Fold only along perforations for mailing.
- Set over Secured Party and Debtor names and send other 3 copies with interested parties to the filing office. Enclose filing fee.
- If a filing is needed for any item on the form, it is indicated by the asterisk (*) and should be continued on additional sheets, preferably 3" x 8" or 8" x 10". Only one copy of such additional sheets is needed. Present to the filing office with a set of three copies of the financing statement if long schedules of collateral, inventories, etc., may be on any size paper that is convenient for the secured party. Indicate the number of additional sheets attached.
- If a fixture, crop or goods which are or are to become fixtures, describe generally the real estate and give name of record owner.
- When a copy of the security agreement is used as a financing statement, it is requested that it be accompanied by a completed but unsigned set of these forms, without extra fee.
- At the time of original filing, filing office should return their copy as an acknowledgment. At a later time, secured party may date and sign Termination Legend and use third copy as a Termination Statement.

This FINANCING STATEMENT is presented to a filing office for filing pursuant to the Uniform Commercial Code:

3. Major/Minor/Type
400547

1. Debtor(s) (Last Name, First) and address(es)
 C & T, Inc., Chicago
 d/b/a Burger King
 3501-05 North Ashland Avenue
 Chicago, Illinois 60657

2. Secured Party(ies) and address(es)
 The National Republic Bank of
 Chicago DEPT-01
 1201 West Harrison Street T60011
 Chicago, Illinois 60607 #1033
 CODE

For Filing Office (Date, Time, Number, and Filing Office)
 RECORDING \$29.50
 TRAN 7697 06/17/97 15:14:00
 KF * - 7 - 432547
 COUNTY RECORDER

4. This financing statement covers the following type(s) (or items) of property:

See attached Exhibit A & B

5. Assignee(s) of Secured Party and Address(es)
 2950
 m

1ST AMERICAN TITLE order # ~~C150025~~
2062 m

This statement is filed with the debtor's signature to perfect a security interest in collateral. (check if so)
 already subject to a security interest in another jurisdiction when it was brought into this state.
 which is proceeds of the original collateral described above in which a security interest was perfected.

Filed with:
 Cook County Recorder

Check if covered; Proceeds of Collateral are also covered; Products of Collateral are also covered. No. of additional Sheets presented: 3

C & T, Inc., Chicago, d/b/a Burger King

By: 
 Signature of Debtor Title

By: _____
 Signature(s) of Secured Party(ies) Title

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EXHIBIT A

DESCRIPTION OF PROPERTY

All present and future inventory, instruments, documents, chattel paper, accounts, receivables, contract rights, general intangibles, unpaid seller's rights, goods, returned and repossessed goods, machinery, equipment, furniture, fixtures and the proceeds thereof, now owned or hereafter acquired;

All present and hereafter acquired merchandise, inventory and goods, wherever located together with all goods and material used or usable in manufacturing, processing, packaging, or shipping same and all stages of production from raw material through work-in-progress to finished goods

All attachments, accessions, tools, parts, supplies, increases and additions to and all replacements of and substitutions for any property described herein;

All products and produce of any of the property described herein;

All accounts, contract rights, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of a sale, lease, or other disposition of any of the property described herein;

All records and data relating to any of the property described herein, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Borrower's right, title and interest in and to all computer software required to utilize, create, maintain and process any such records or data on electronic media;

All tangible personal property now or hereafter owned by Debtor and used or intended for use in constructing, furnishing, equipping and operating all improvements located on the real estate described in Exhibit B attached hereto, (the "Property"), and the same may be completed or enlarged from time to time, including, without limiting the generality of the foregoing, any and all buildings and improvements now or hereafter erected thereon, including, but not limited to, building materials and supplies stored on the Property, fixtures, attachments, appliances, equipment, machinery and other articles attached to said buildings and improvements (the "Improvements"), including all goods, inventory, machinery, tools, insurance proceeds, equipment (including fire sprinklers and alarm systems, office air conditioning, heating, refrigerating, electronic monitoring, entertainment, recreational, window or structural cleaning rigs, maintenance, exclusion of vermin or insects, removal of dust, refuse or garbage and all other equipment of every kind), lobby and all other indoor and outdoor furniture (including tables, beds, bedding, chairs, planters, desks, sofas, shelves, lockers and cabinets), wall beds, wall safes, furnishings, appliances (including ice boxes, refrigerators, fans, heaters, stoves, water heaters and incinerators), rugs, carpets and other floor coverings, draperies, and drapery rods and brackets, awnings, window shades, venetian blinds, curtains, lamps, chandeliers and other lighting fixtures and office maintenance and other supplies (hereinafter collectively called the "Personal Property");

All estate, interest, right, title and any other demand or claim, which Debtor now has or may hereafter acquire in any plans and specifications, construction contracts, construction

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management agreements, material purchase agreements, builder's and manufacturer's warranties and insurance proceeds with respect to the Property, the Improvements or the Personal Property, and any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Property, the Personal Property or the Improvements, including without limitation, any awards resulting from a change of grade of streets and awards for severance damages; together with all rents, room rents, issues, profits, royalties, receivables, income and other benefits derived from the Property, (collectively the "Rents"), subject to the right, power and authority given to Debtor to collect and apply such Rents; together with all leasehold estate, right title and interest of Debtor in and to all leases or subleases covering the Property and/or the Improvements or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Debtor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature; together with all right, title and interest of Debtor in and to all options to purchase or lease the Property, and/or the Improvements or any portion thereof or interest therein, and any greater estate in the Property and/ or the Improvements owned or hereafter acquired; together with all interests, estate or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Property and/or the Improvements; and

All proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the property described herein.

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EXHIBIT B

DESCRIPTION OF REAL PROPERTY

LEGAL:

PARCEL 1:

THAT PART OF THE NORTH 1-10/12 OF LOT 23 AND LOTS 22, 21, AND 20 (EXCEPTING FROM EACH OF SAID LOTS THAT PART THEREOF LYING WEST OF LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF ASHLAND AVENUE AS WIDENED WHICH POINT IS 4.62 FEET SOUTH OF NORTH LINE OF SAID LOT 20; THENCE NORTH 4.08 FEET; THENCE EAST 29.41 FEET TO A POINT ON EAST LINE OF SAID LOT 20 WHICH IS 0.45 FEET SOUTH OF NORTHEAST CORNER; THENCE SOUTH ALONG EAST LINE OF SAID LOTS 20, 21, 22 AND 23 TO POINT OF INTERSECTION WITH SOUTH LINE OF NORTH 1-10/12 FEET OF SAID LOT 23; THENCE WEST ALONG SAID DESCRIBED SOUTH LINE TO A POINT ON EAST LINE OF ASHLAND AVENUE AS WIDENED; THENCE NORTH ALONG SAID WIDENED LINE 72.24 FEET MORE OR LESS TO POINT BEGINNING ALL IN BLOCK 4 IN LANE PARK ADDITION TO LAKE VIEW IN WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 23 (EXCEPT THE NORTH 22 INCHES THEREOF) LYING EAST OF THE LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20 (HEREINAFTER DESCRIBED) IN BLOCK 4 IN LANE PARK ADDITION TO LAKE VIEW IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-20-300-006

ADDRESS: 3501-05 North Ashland Avenue, Chicago, Illinois 60657

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