

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

Secured Party Interest and address(es)

COMUS BANK, N.A.
3959 N. Lincoln Avenue
Fifth Floor
Chicago, IL 60613

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Cook County Recorder 29 50

ASSIGNEE OF SECURED PARTY

All of the property described on Rider A, attached hereto.

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) on _____) or accretions will be financed at the wellhead or minehead or the well or mine located at _____ (Strike what is inapplicable). (Describe Real Estate)

The real property described on Exhibit A attached hereto,

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 _____

4. ☐ Products of Collateral are also covered.

Telegraph Properties Limited Partnership,
an Illinois limited partnership

X Additional sheets presented.

Cook

County, Illinois.

By: Telegraph Properties, Inc., a

Bv:

South Dakota, copy

(Secured Party)

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

I. 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.

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

THIS FINANCING STATEMENT IS PRESENTED TO A
FILING OFFICER FOR FILING PURSUANT TO THE
UNIFORM COMMERCIAL CODE

Debtor:

Telegraph Properties Limited Partnership,
an Illinois limited partnership
330 South Wells, Suite 711
Chicago, Illinois 60604

Secured Party:

Corus Bank, N.A.
3959 N. Lincoln Avenue
Fifth Floor
Chicago, IL 60613



RIDER A to Financing Statement

The Collateral

This financing statement covers Debtor's interest in and to the following property:

1. Real Estate. All of the land described on Exhibit A hereto (the "Land"), together with all and singular the tenements, rights, easements, hereditaments, rights of way, privileges, liberties, appendages and appurtenances now or hereafter belonging or in anywise appertaining to the Land (including, without limitation, all rights relating to storm and sanitary sewer, water, gas, electric, railway and telephone services); all development rights, air rights, water, water rights, water stock, gas, oil, minerals, coal and other substances of any kind or character underlying or relating to the Land; all estate, claim, demand, right, title or interest of the Debtor in and to any street, road, highway, or alley (vacated or otherwise) adjoining the Land or any part thereof; all strips and gores belonging, adjacent or pertaining to the Land; and any after-acquired title to any of the foregoing (all of the foregoing is herein referred to collectively as the "Real Estate");

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2. Improvements and Fixtures. All buildings, structures, replacements, furnishings, fixtures, fittings and other improvements and property of every kind and character now or hereafter located or erected on the Real Estate, together with all building or construction materials, equipment, appliances, machinery, plant equipment, fittings, apparatus, fixtures and other articles of any kind or nature whatsoever now or hereafter found on, affixed to or attached to the Real Estate (with the exclusion of any of the foregoing items which are (i) not owned by Debtor, or (ii) are currently pledged to another lender in connection with any other financing), including (without limitation) all motors, boilers, engines and devices for the operation of pumps, and all heating, electrical, lighting, power, plumbing, air conditioning, refrigeration and ventilation equipment (all of the foregoing is herein referred to collectively as the "Improvements");

3. Personal Property. All building materials, goods, construction materials, appliances (including stoves, refrigerators, water fountains and coolers, fans, heaters, incinerators, compactors, dishwashers, clothes washers and dryers, water heaters and similar equipment), supplies, blinds, window shades, carpeting, floor coverings, elevators, growing plants, fire sprinklers and alarms, control devices, equipment (including motor vehicles and all window cleaning, building cleaning, swimming pool, recreational, monitoring, garbage, air conditioning, pest control and other equipment), tools, light fixtures, non-structural additions to the Premises (defined hereinafter), and all other tangible property of any kind or character now or hereafter owned by the Debtor and used in connection with the maintenance of the Improvements as opposed to the business conducted thereon, any construction undertaken in or on the Premises, the maintenance of the Premises or the convenience of any guests, licensees or invitees of the Debtor, all regardless of whether located in or on the Premises (all of the foregoing is herein referred to collectively as the "Goods");

4. Intangibles. To the extent that they relate to the Premises, all option rights, purchase contracts, contract rights, all building permits, governmental permits, licenses and authorizations and any other agreements now or in the future existing respecting the operations of the Improvements (all of the foregoing is herein referred to collectively as the "Intangibles");

5. Rents. All rents, issues, profits, royalties, avails, income and other benefits derived or owned by the Debtor directly or indirectly from the Premises (all of the foregoing is herein collectively called the "Rents");

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6. Leases. All rights of the Debtor under all leases, licenses, occupancy agreements, concessions or other arrangements, whether written or oral, whether now existing or entered into at any time hereafter, whereby any person agrees to pay money or any consideration for the use, possession or occupancy of, or any estate in, the Premises or any part thereof, and all rents, income, profits, benefits, avails, advantages and claims against guarantors under any thereof (all of the foregoing is herein referred to collectively as the "Leases");

7. Plans. All rights of the Debtor to plans and specifications, designs, drawings and other matters prepared for any construction or improvements in or on the Premises, (all of the foregoing is herein called the "Plans");

8. Contracts for Construction. All rights of the Debtor under any contracts executed by the Debtor as owner with any provider of goods or services for or in connection with any construction undertaken on, or services performed or to be performed in connection with, the Premises, and any other agreements now or in the future existing respecting the construction and equipping of the Improvements (including any agreements with soils, mechanical and structural engineers, landscape architects, and other contractors or consultants, and any subcontracts to the construction contract) (all of the foregoing is herein referred to collectively as the "Contracts for Construction");

9. Contracts for Sale or Financing. All rights of the Debtor as seller under any agreement, contract, understanding or arrangement pursuant to which the Debtor has or may hereafter have, with the consent of the Mortgagee, obtained the agreement of any person to pay or disburse any money for the Debtor's sale (or borrowing on the security) of the Collateral or any part thereof (all of the foregoing is herein referred to collectively as the "Contracts for Sale"); and

10. Other Property. All other property or rights of the Debtor of any of the types stated above related to the Premises, and all proceeds (including, without limitation, insurance and condemnation proceeds) of any of the foregoing. (All of the Real Estate and the Improvements, and any other property which is real estate under applicable law, is sometimes referred to collectively herein as the "Premises".) The parcel(s) of real property described on Exhibit A attached hereto (the "Land"); all Improvements, together with any and all Appurtenant Rights (together with the Land, Improvements and Appurtenant Rights being collectively referred to as the "Property");

END OF RIDER A

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EXHIBIT A

LEGAL DESCRIPTION

LAND IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS DESCRIBED AS
FOLLOWS:

LOT 5 IN BLOCK 33 IN ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS: 188 WEST RANDOLPH

PIN: 17-09-433-001 Vol. 510

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