

Debtor(s) (Last Name First) and address(es)

South Commons L.L.C., an Illinois
Limited Liability Company
350 W. Hubbard
Chicago, IL 60610

Secured Party(ies) and address(es)

American National Bank and Trust Company of
Chicago
120 S. LaSalle Street
Chicago, IL 60603

99045516

9031/0107 53 001 Page 1 of 16

1999-01-14 15:59:31

Cook County Recorder

51.50

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

See Exhibits attached hereto.

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

See Exhibits attached hereto.

Handwritten: 95 all

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)

Handwritten: A 9800207 / N 9800217 A

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

South Commons L.L.C., an Illinois Limited Liability Company

By: Habitat South Commons L.L.C., an Illinois Limited Liability Company, its Manager

By: The Habitat Company, an Illinois Corporation its Manager

4. ☒ Products of Collateral are also covered.☒ Additional sheets presented.

Cook

☒ Filed with Recorder's Office of _____ County, Illinois.By: *Handwritten Signature*

Signature of (Debtor)

(Secured Party)*

(1) FILING OFFICER - ALPHABETICAL

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

*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.

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EXHIBIT A

DESCRIPTION OF COLLATERAL

1. all building materials, fittings, appliances, furniture, furnishings, carpeting, supplies, motor vehicles and all other personal property and all replacements of any of the foregoing, now or at any time hereafter affixed, attached, incorporated or intended to be incorporated in, placed upon or used in any way in connection with the real estate legally described on Exhibit "B" attached hereto ("Mortgaged Premises"), regardless of whether situated in or upon Mortgaged Premises or in the possession of any third party for purposes of the manufacture, storage, fabrication or transportation thereof or otherwise, and now owned or hereafter owned by Debtor or in which Debtor now has or may hereafter have any interest, including, without limitation, goods which are now or shall become fixtures and all proceeds of all of the foregoing and all of the rights, titles and interests of Debtor in the good-will relating thereto and in the tradenames, trade-marks, servicemarks and registrations thereof and in all of the good-will of the business symbolized thereby and used in connection with the operation of Mortgaged Premises (collectively "Goods");
2. all of Debtor's right, title and interest in and to all income, rents, issues and profits arising by reason of the operation of Mortgaged Premises (collectively "Rents");
3. all of Debtor's right, title and interest, as lessee or vendee, in and to lease agreements or conditional sales contracts relative to Goods (collectively "Contracts");
4. all of Debtor's right, title and interest in and to any and all other lease agreements, rental agreements and other contracts or instruments now or at any time hereafter affecting Mortgaged Premises or relating to the use or construction thereof;
5. all of Debtor's right, title and interest in and to all "Proceeds" and "Awards" (as such terms are defined in the Mortgage of Mortgaged Premises);
6. all of Debtor's right, title and interest in and to all licenses, permits, authorizations and agreements necessary and required for the operation of Mortgaged Premises; and
7. all of Debtor's right, title and interest in and to the "building name" applicable to Mortgaged Premises;
8. contracts executed between Debtor and architects, contractors and material suppliers and other service providers relating to the construction or furnishing of Improvements on the Land or use or operation of Mortgaged Premises;
9. all licenses, permits, authorizations and agreements necessary and required for the construction, use, and operation of Land and Improvements and sale and use of the "Project" (as such term is defined in the Loan Agreement);

PREPARED BY:
STEPHEN H. MALATO
Hinshaw & Culbertson
222 North LaSalle Street
Suite 300
Chicago, Illinois 60601

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10. the Project names, and all street addresses of the Mortgaged Premises;
11. all Plans and Specifications (as such terms are defined in the Loan Agreement);and
12. Deed in Lieu Agreement between Debtor and South Commons Stage II Venture, an Illinois Limited Partnership, together with all escrow established and any and all agreements executed pursuant thereto or in connection therewith;
13. Deed in Lieu Agreement between Debtor and South Commons Stage III Venture, an Illinois Limited Partnership, together with all escrow established and any and all agreements executed pursuant thereto or in connection therewith;
14. Real Estate Purchase Agreement between Debtor and South Commons Stage I Venture, together with all escrow established and any and all agreements executed pursuant thereto in connection therewith;
15. All Agreements for the Sale of "Units" (as such term is defined in the Loan Agreement), together with all escrow deposits paid in connection therewith.

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EXHIBIT B
LEGAL DESCRIPTION

Property of Cook County Clerk's Office

EXHIBIT *B*

LEGAL DESCRIPTION FOR SOUTH COMMONS PHASE I CONDOMINIUM

UNIT NUMBER * IN SOUTH COMMONS PHASE I CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 132.0 FEET OF THE SOUTH 280.0 FEET OF THE EAST 278.0 FEET OF THAT PART OF BLOCKS 92 AND 95 AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST $\frac{1}{2}$ OF BLOCK 92 AFORESAID, SAID POINT BEING 8.0 FEET NORTH OF A "LINE X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF $\frac{3}{4}$ OF THE WEST $\frac{1}{2}$ OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID; THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID "LINE X", A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID "LINE X", A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID "LINE X", 184.69 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF, IN JOHN LONEGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN THE COUNTY CLERK'S DIVISION OF LOT 3, OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 524.58 FEET; THENCE EAST PARALLEL WITH SAID "LINE X", 298.18 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE (SAID EAST LINE BEING DRAWN FROM THE SOUTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{3}$ OF THE EAST $\frac{1}{2}$ OF BLOCK 95 AFORESAID TO THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION AFORESAID); THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

17-27-310-086-0000

* unit numbers attached.

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South Commons Condominiums Phase I

<u>Unit</u>	<u>Percentage Ownership</u>
101 -2941	0.43844%
102 -2941	0.30554%
103 -2941	0.30802%
104 -2941	0.43844%
105 -2941	0.31506%
106 -2941	0.20908%
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201 -2941	0.43926%
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LEGAL DESCRIPTION OXFORD MALL

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THAT PART OF BLOCK 95 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 60.0 FEET EAST OF AND PARALLEL WITH A LINE CONNECTING THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID, SAID POINT BEING 533.91 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 IN JOHN LONEGAN'S SUBDIVISION AFORESAID, FOR THE PLACE OF BEGINNING, THENCE CONTINUING SOUTH ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 95 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 95 TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE DRAWN THROUGH THE PLACE OF BEGINNING AND PARALLEL WITH A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF $\frac{3}{4}$ OF THE WEST $\frac{1}{2}$ OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION, AFORESAID; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

THAT PART OF BLOCK 98 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID BLOCK WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 9 TO 16, BOTH INCLUSIVE, IN THOMAS' SUBDIVISION OF THE EAST $\frac{1}{2}$ OF SAID BLOCK 98; THENCE SOUTH ALONG SAID PARALLEL LINE TO THE EASTERLY EXTENSION OF A LINE 34.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOON'S SUBDIVISION OF BLOCK 98 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 63 TO 78, BOTH INCLUSIVE, IN THOMAS AND BOONE'S SUBDIVISION, AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH LINE OF BLOCK 98 AFORESAID; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT A

Stage III - Stratford Mall

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That part of Blocks 80 and 83 in Canal Trustee's Subdivision of the West half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of a line 167.0 feet South of and parallel with the South line of East 26th Street, being the North line of Lots 23 to 37, both inclusive, in Thomas Stinson's Subdivision of Block 80 in Canal Trustee's Subdivision, aforesaid, with a line 50.0 feet East of and parallel with the West line of South Indiana Avenue, being a line drawn from the North East corner of Lot 22 in Thomas Stinson's Subdivision, aforesaid, to the South East corner of Lot 26 in Laflin and Smith's Subdivision of Blocks 86 and 89 of Canal Trustee's Subdivision, aforesaid; thence East along a line parallel with said South line of East 26th Street a distance of 95.0 feet; thence South along a line parallel with said West line of South Indiana Avenue, a distance of 237.60 feet; thence East along a line parallel with said South line of East 26th Street, a distance of 79.50 feet to a point 404.60 feet South of said South line of East 26th Street and 224.50 feet East of said West line of South Indiana Avenue; thence continuing East along said line parallel with the South line of East 26th Street a distance of 25.10 feet; thence North along a line parallel with said West line of South Indiana Avenue, a distance of 289.27 feet; thence East along a line parallel with said South line of East 26th Street, a distance of 20.0 feet; thence North along a line parallel with said West line of South Indiana Avenue, a distance of 4.67 feet; thence East along a line parallel with said South line of East 26th Street a distance of 78.00 feet; thence North along a line parallel with said West line of South Indiana Avenue a distance of 43.0 feet; thence East along a line parallel with said South line of East 26th Street, a distance of 94.66 feet to the West line of South Prairie Avenue being a line drawn from the South East corner of Lot 52 in Laflin And Smith's Subdivision, aforesaid to the North East corner of Lot 37 in Thomas Stinson's Subdivision, aforesaid; thence North along said West line of South Prairie Avenue a distance of 67.66 feet to said South line of East 26th Street; thence West along said South line of East 26th Street a distance of 392.23 feet to said line 50.0 feet East of and parallel with the West line of South Indiana Avenue; thence South along said last described parallel line a distance of 167.0 feet to the place of beginning, in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1 as created by easement agreement made by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 7, 1971 and known as Trust Number 30630 with American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 7, 1971 and known as Trust Number 30629 dated March 1, 1972 and recorded October 18, 1972 as document 22089651 and filed on October 18, 1972 in the Registrar's Office of Cook County, Illinois as document LR 2055205 for ingress and egress to and from the parking facility upon the land and other property as described in Exhibit D attached thereto and for ingress and egress to and from the parking spaces located in the aforesaid parking facility.