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PREPARED BY:
PATTERSON, ROLLINS & KURTZ, LLC
R. Bruce Patterson
2401 West White Oaks Dr.
Springfield, IL 62704

Doc#: 1505645057 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/25/2015 12:31 PM Pg: 1 of 2

WHEN RECORDED MAIL TO:
PATTERSON, ROLLINS & KURTZ, LLC
R. Bruce Patterson
2401 West White Oaks Dr.
Springfield, IL 62704

SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY
MEMORANDUM OF INTER-CREDITOR AGREEMENT

Charna Halpern LLC (hereinafter referred to as "Grantor"), has given a mortgage to secure a loan made by BMO Harris Bank N.A. (hereinafter referred to as "Bank"), who maintains an office at 1 East Main Street, 2nd Floor, St. Charles, Illinois 60174. Grantor has also given a mortgage to secure a loan made by Small Business Growth Corporation, (hereinafter referred to as "SBGC"), who maintains an office at 2401 West White Oaks Drive, Springfield, IL 62704, assigned to the UNITED STATES SMALL BUSINESS ADMINISTRATION, (hereinafter referred to as "SBA"), of the same address, which creates a lien junior to Bank's on the Grantor's property. SBGC's mortgage recorded on EVEN DATE in the amount of \$2,754,000.00 creates a lien on real estate in Cook County located at 1501 N. Kingsbury Street, Chicago, Illinois, and legally described as:

SEE ATTACHED EXHIBIT "A"

This Memorandum of Inter-Creditor Agreement, is made and recorded to provide notice of the inter-creditor agreement, titled the Third Party Lender Agreement, between the Bank and SBA and provides, among other things, certain limitations and restrictions upon Bank's rights and remedies set forth in its loan and mortgage and is binding upon its successors in interest.

IN TESTIMONY WHEREOF, the said SMALL BUSINESS GROWTH CORPORATION has caused these presents to be duly executed by its officers, attested, and affixed with its corporate seal.

SMALL BUSINESS GROWTH CORPORATION

2/20/15
Date

By: [Signature]
Phil Maton, Chief Credit Officer

Attest: [Signature]

STATE OF ILLINOIS)
) SS:
COUNTY OF SANGAMON)

I, Shannon Withers, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Phil Maton, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed and delivered the said Instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this 20 day of February, 2015.



[Signature]
NOTARY PUBLIC

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EXHIBIT "A"

LOTS 28 TO 35 BOTH INCLUSIVE IN VALES RESUBDIVISION OF BLOCKS 45 IN ELSTON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1501 N. KINGSBURY STREET, CHICAGO, ILLINOIS 60642
PIN: 17-05-213-008 AND 17-05-213-009

Property of Cook County Clerk's Office