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PREPARED BY:
Small Business Growth Corporation
Shannon Withers
2401 West White Oaks Dr.
Springfield, IL 62704



Doc#: 1529219066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2015 11:29 AM Pg: 1 of 3

WHEN RECORDED MAIL TO:
Small Business Growth Corporation
Shannon Withers
2401 West White Oaks Dr.
Springfield, IL 62704

SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY

MEMORANDUM OF INTER-CREDITOR AGREEMENT

8300 Wolf Road LLC, (hereinafter referred to as "Grantor"), has given a mortgage to secure a loan made by Burr Ridge Bank and Trust, a division of First Community Financial Bank, (hereinafter referred to as "Bank"), who maintains an office at 7020 S. County Line Road, Burr Ridge, Illinois. The mortgage recorded on February 9, 2015 as Document number 1504057 creates a lien on real estate in Cook County located at 8300 Wolf Road, Willow Springs, Illinois, and legally described as:

SEE ATTACHED EXHIBIT "A"

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, the UNITED STATES SMALL BUSINESS ADMINISTRATION, (hereinafter referred to as "SBA"), of the same address which creates a junior lien on the same property.

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

10-8-2015
Date

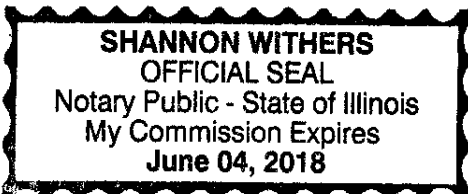
By: [Signature]
Phil Maton, Chief Credit Officer

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 Notarial Seal this 8 day of October, 2015.



[Signature]
NOTARY PUBLIC

RECEIVED

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EXHIBIT "A"

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 110.32 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY PARALLEL WITH THE NORTH LINE THEREOF 69.0 FEET; THENCE NORTH 46 DEGREES, 39 MINUTES, 08 SECONDS EAST 23.16 FEET; THENCE NORTH 75 DEGREES, 07 MINUTES, 28 SECONDS EAST 17.88 FEET; THENCE SOUTH 82 DEGREES, 28 MINUTES, 40 SECONDS EAST 6.26 FEET; THENCE SOUTH 47 DEGREES, 15 MINUTES, 26 SECONDS EAST 12.92 FEET; THENCE SOUTH 20 DEGREES, 31 MINUTES, 08 SECONDS EAST 11.64 FEET, TO A POINT IN A LINE 110.32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE THEREOF; THENCE EASTERLY ALONG SAID PARALLEL LINE 350.73 FEET TO THE WEST LINE OF THE EAST 187.46 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE NORTH ALONG SAID WEST LINE 110.32 FEET OF THE NORTH LINE THEREOF; THENCE WESTERLY ALONG THE NORTH LINE THEREOF 473.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF 110.32 FEET OF THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 150 FEET OF THE EAST 187.46 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 25 FEET OF THE SOUTH 2 ACRES OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 242.46 FEET THEREOF) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 23 FEET OF THE EAST 242.46 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 2 ACRES OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 242.46 FEET THEREOF AND EXCEPT THE SOUTH 25 FEET THEREOF) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 110.32 FEET SOUTHERLY OF THE NORTHWEST CORNER

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THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 69.00 FEET; THENCE NORTH 46 DEGREES 39 MINUTES 8 SECONDS EAST, 23.16 FEET; THENCE NORTH 75 DEGREES 7 MINUTES 28 SECONDS EAST, 17.88 FEET; THENCE SOUTH 82 DEGREES 28 MINUTES 40 SECONDS EAST, 6.26 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 26 SECONDS EAST, 12.92 FEET; THENCE SOUTH 20 DEGREES 31 MINUTES 8 SECONDS EAST, 11.64 FEET TO SAID PARALLEL LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 108.65 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE 241.93 FEET TO THE WEST LINE OF THE EAST 187.46 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 0 DEGREES 2 MINUTES 3 SECONDS WEST, ALONG SAID WEST LINE, 30.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 241.61 FEET (TO A POINT CURRENTLY 0.04 FEET EASTERLY OF THE UPPER CONCRETE POOL DECK); THENCE NORTH 0 DEGREES 34 MINUTES 38 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 6, OVER THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 110.32 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 69.00 FEET; THENCE NORTH 46 DEGREES 39 MINUTES 8 SECONDS EAST, 23.16 FEET; THENCE NORTH 75 DEGREES 7 MINUTES 28 SECONDS EAST, 17.88 FEET; THENCE SOUTH 82 DEGREES 28 MINUTES 40 SECONDS EAST, 6.26 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 26 SECONDS EAST, 12.92 FEET; THENCE SOUTH 20 DEGREES 31 MINUTES 8 SECONDS EAST, 11.64 FEET TO SAID PARALLEL LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 108.65 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 38 SECONDS EAST, 20.00 FEET (TO A POINT CURRENTLY 0.04 FEET EASTERLY OF THE UPPER CONCRETE POOL DECK); THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 231.78 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE NORTH 0 DEGREES 4 MINUTES 46 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY AS SET FORTH IN TRUSTEE'S DEED RECORDED FEBRUARY 27, 2004 AS DOCUMENT 0405833000.

EXCEPT THAT PART SAID PARCELS 1, 4 AND 6 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF PARCEL 6 AND A LINE THAT IS 202.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE NORTH ALONG SAID PARALLEL LINE 163.32 FEET TO THE NORTH LINE OF SAID PARCEL 4; THENCE WEST ALONG THE NORTH LINE OF PARCEL 4, 32.00 FEET; THENCE SOUTH ON A LINE 234.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31, A DISTANCE OF 163.32 FEET TO THE SOUTH LINE OF SAID PARCEL 6; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL 6 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8300 WOLF ROAD, WILLOW SPRINGS, ILLINOIS 60480

PIN: 18-31-203-015-0000, 18-31-203-016-0000, 18-31-203-017-0000, 18-31-203-023-0000, 18-31-203-026-0000, 18-31-203-036-0000