

UNOFFICIAL COPY

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



Doc# 1701019116 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2017 03:18 PM PG: 1 OF 2

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

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

Armini Central LLC, (hereinafter referred to as "Grantor"), has given a mortgage to secure a loan made by First Community Financial Bank, (hereinafter referred to as "Bank"), who maintains an office at 7020 County Line Road, Burr Ridge, Illinois. 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 \$963,000.00 creates a lien on real estate in Cook County located at 105-195 W. Central Road, Schaumburg, 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

1/6/17
Date

By: [Signature]
Phil Maton, Chief Credit Officer

Attest: [Signature]

STATE OF ILLINOIS)
) SS:
COUNTY OF SANGAMON)

I, Shannon Crawford, 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 6th day of January, 2017.



[Signature]
NOTARY PUBLIC

CCRD REVIEWER [Signature]

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EXHIBIT "A"

PARCEL 1:

LOT 1 IN THE RESUBDIVISION OF SCHAUMBURG TECHNOLOGICAL CENTER IN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1985 AS DOCUMENT 27397896 AND FILED AS DOCUMENT LR3413336, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE AND PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND PARKING OVER THAT PORTION OF LOT 2 DESCRIBED AS "EASEMENT PREMISES NO. 4" THEREIN; FOR WATER MAIN OVER THAT PORTION OF LOT 2 DESCRIBED AS "EASEMENT PREMISES NO. 6" THEREIN; AND FOR STORM SEWER OVER THAT PORTION OF LOT 2 DESCRIBED AS "EASEMENT PREMISES NO. 8" THEREIN, AS CREATED BY A RECIPROCAL GRANT OF EASEMENT DATED AUGUST 11, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607122, OVER CERTAIN PORTIONS OF LOT 2 IN THE RESUBDIVISION OF SCHAUMBURG TECHNOLOGICAL CENTER IN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1985 AS DOCUMENT 27397896 AND FILED JANUARY 7, 1985 AS DOCUMENT LR3413336, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE NORTHERNMOST 13.5 FEET OF LOT 2 IN THE RESUBDIVISION OF SCHAUMBURG TECHNOLOGICAL CENTER SUBDIVISION, AS SET FORTH IN THE PLAT OF SCHAUMBURG TECHNOLOGICAL CENTER SUBDIVISION RECORDED NOVEMBER 4, 1982 AS DOCUMENT 26400991 AND FILED AS DOCUMENT LR 3281085 FOR THE BENEFIT OF LOT 1 NORTH AND ADJOINING THE LAND.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR RETENTION AND/OR DETENTION OF WATER FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN ARTICLE I OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED NOVEMBER 4, 1982 AS DOCUMENT 26400984 OVER LOT 20 IN THE TOLLWAY CENTER OF SCHAUMBURG UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1982 AS DOCUMENT 26400990 (EXCEPTING FROM LOT 20 AFORESAID, THAT PORTION CONDEMNED FOR ROAD PURPOSES IN FAVOR OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY IN CASE 14L050817, A FINAL JUDGMENT ORDER OF WHICH WAS RECORDED JUNE 17, 2015 AS DOCUMENT 1516834094).

COMMONLY KNOWN AS: 105-195 W. CENTRAL ROAD, SCHAUMBURG, ILLINOIS 60195
PIN: 07-03-101-020-0000