

UNOFFICIAL COPY



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

Doc# 1934040064 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2019 04:27 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

Matrix Properties, LLC, (hereinafter referred to as "Grantor(s)"), has given a mortgage to secure a loan made by JPMorgan Chase Bank, N.A., (hereinafter referred to as "Bank"), who maintains an office at 100 East Higgins Road, Floor 2, Elk Grove Village, IL 60007. 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 \$383,000.00 creates a lien on real estate in Cook County located at 3050-3060 N. Kennicott Avenue, Arlington Heights, 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

12/2/19
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 2 day of December, 2019



[Signature]
NOTARY PUBLIC

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EXHIBIT "A"

PARCEL ONE:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE EAST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 128.79 FEET TO THE WEST LINE OF KENNICOTT AVENUE; THENCE NORTH AND WEST ALONG THE SAID WEST LINE OF KENNICOTT AVENUE, THE FOLLOWING THREE COURSES, NORTH AND WEST ALONG A CURVED LINE, CONVEX TO THE EAST AND HAVING A RADIUS OF 351.76 FEET FOR A DISTANCE OF 173.75 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE NORTHWESTERLY TANGENT WITH THE LAST DESCRIBED CURVED LINE, 81.96 FEET TO A POINT OF CURVE; THENCE NORTH AND WEST ALONG A CURVED LINE, CONVEX TO THE WEST AND HAVING A RADIUS OF 390.00 FEET, A DISTANCE OF 193.80 FEET TO A POINT OF TANGENT, SAID POINT BEING A POINT ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 425.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 425.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL TWO:

THE EAST 80.0 FEET OF THE NORTH 198.0 FEET OF THE SOUTH 200.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3050-3060 N. KENNICOTT AVENUE, ARLINGTON HEIGHTS, IL, 60004-1959
PIN: 03-07-100-017-0000 & 03-07-200-007-0000