

UNOFFICIAL COPY

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



Doc# 2021740093 Fee \$57.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2020 03:02 PM PG: 1 OF 4

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

2047 W. Division, LLC (hereinafter referred to as "Grantor(s)"), has given a mortgage to secure a loan made by Gold Coast Bank, (hereinafter referred to as "Bank"), who maintains an office at 1165 N. Clark St. Suite 200, Chicago, IL 60610-7862. 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 \$750,000.00 creates a lien on real estate in Cook County located at 2047 W. Division 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

7/22/2020
Date

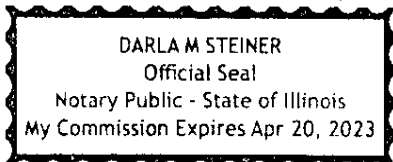
By: Sara M. Vanhala
Sara M. Vanhala, Assistant Secretary

Attest: Shannon Crawford

STATE OF ILLINOIS)
) SS:
COUNTY OF SANGAMON)

I, Darla M. Steiner, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Sara M. Vanhala, 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 22 day of July 2020



Darla M. Steiner
NOTARY PUBLIC

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EXHIBIT "A"

PARCEL 1:

THAT PART OF LOTS 18, 19 AND 20 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6 DESCRIBED AS FOLLOWS PARCEL CI-(a)/P18 - UPPER LEVEL THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.17 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 40.64 FEET NORTH AND 0.40 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20 THENCE EAST, A DISTANCE OF 8.48 FEET THENCE SOUTH A DISTANCE OF 19.49 FEET THENCE WEST A DISTANCE 8.48 FEET THENCE NORTH A DISTANCE OF 19.49 FEET TO THE POINT OF BEGINNING OF SECTION 6 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 18, 19, AND 20 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6 DESCRIBED AS FOLLOWS PARCEL CI-(a)/P17 - UPPER LEVEL THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.17 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS, BEGINNING AT A POINT 40.64 FEET SOUTH AND 9.20 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20 THENCE EAST, A DISTANCE OF 7.68 FEET THENCE SOUTH, A DISTANCE OF 19.49 FEET THENCE WEST A DISTANCE OF 7.68 FEET THENCE NORTH A DISTANCE OF 19.49 FEET TO THE POINT OF BEGINNING OF SECTION 6 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 18, 19 AND 20 IN SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6 DESCRIBED AS FOLLOWS: PARCEL CI-(a)/P16 - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.17 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 40.64 FEET SOUTH AND 16.88 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20 THENCE EAST, A DISTANCE OF 8.08 FEET THENCE SOUTH, A DISTANCE OF 19.49 FEET THENCE WEST, A DISTANCE OF 8.08 FEET THENCE NORTH, A DISTANCE OF 19.49 FEET TO THE POINT OF BEGINNING IN SECTION 6 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOTS 18, 19 AND 20 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6 DESCRIBED AS FOLLOWS, PARCEL CI-(b) - UPPER LEVEL THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +22.17 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS, BEGINNING AT THE POINT 20.34 FEET NORTH AND 0.40 FEET EAST OF THE SOUTHWEST CORNER OF SAED LOT 20 THENCE NORTH, A DISTANCE OF 20.30 FEET THENCE EAST A DISTANCE OF 24.22 FEET THENCE SOUTH A DITSANCE OF 15.96 FEET THENCE WEST A DISTANCE OF 6.74 FEET THENCE SOUTH A DISTANCE OF 4.34 FEET THENCE WEST A DISTANCE OF 17.40 FEET TO THE POINT OF BEGINNING OF SECTION 6 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

PARCEL A

THAT PART OF LOTS 18, 19 AND 20 IN SUBDIVISION OF THE NORTH PART OF BLOCK I IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOWER LEVEL:

PARCEL C2 - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +8.17 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.31 FEET; THENCE SOUTH, A DISTANCE OF 54.10 FEET; THENCE WEST, A DISTANCE OF 24.31 FEET; THENCE NORTH, A DISTANCE OF 54.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 54.10 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.31 FEET; THENCE SOUTH, A DISTANCE OF 6.00 FEET; THENCE WEST, A DISTANCE OF 0.20 FEET; THENCE SOUTH, A DISTANCE OF 1.10 FEET; THENCE WEST, A DISTANCE OF 24.11 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 61.20 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.11 FEET; THENCE SOUTH, A DISTANCE OF 35.27 FEET; THENCE WEST, A DISTANCE OF 24.11 FEET; THENCE NORTH, A DISTANCE OF 35.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. FIRST FLOOR:

PARCEL C2 - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 10.13 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 43.97 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 43.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 62.03 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 7.10 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL B

PARCEL C2-(a) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 5.04 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 15.06 FEET; THENCE EAST, A DISTANCE OF

12.39 FEET; THENCE SOUTH, A DISTANCE OF 10.39 FEET; THENCE WEST, A DISTANCE OF 6.06 FEET; THENCE SOUTH, A DISTANCE OF 4.67 FEET; THENCE WEST, A DISTANCE OF 6.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C2-(b) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET SOUTH AND 17.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.26 FEET; THENCE EAST, A DISTANCE OF 7.46 FEET; THENCE SOUTH, A DISTANCE OF 20.26 FEET; THENCE WEST, A DISTANCE OF 7.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL C2-(c) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A

HORIZONTAL PLANE AT ELEVATION +13.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.20 FEET SOUTH AND 35.74 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.89 FEET; THENCE NORTHEAST, A DISTANCE OF 13.02 FEET; THENCE SOUTH, A DISTANCE OF 28.35 FEET; THENCE WEST, A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C

PARCEL C1-(A) - SECOND FLOOR: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +33.83 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +41.83 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.20 FEET OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.30 FEET; THENCE EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH, A DISTANCE OF 16.09 FEET; THENCE EAST, A DISTANCE OF 24.06 FEET; THENCE SOUTH, A DISTANCE OF 6.24 FEET; THENCE EAST, A DISTANCE OF 0.92 FEET; THENCE SOUTH, A DISTANCE OF 5.50 FEET; THENCE EAST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH, A DISTANCE OF 14.33 FEET; THENCE EAST, A DISTANCE OF 4.64 FEET; THENCE SOUTH, A DISTANCE OF 10.27 FEET; THENCE WEST, A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

EASEMENT FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCELS 1 THROUGH 5 OVER THE COMMERCIAL EXCEPTED FROM THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID, AND OVER PORTIONS OF THE RESIDENTIAL PROPERTY AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2006 AS DOCUMENT NUMBER 0632115061.

COMMONLY KNOWN AS: 2047 W. Division Street, Chicago, IL 60622-3157

PINS: 17-06-303-048-0000, 17-06-303-052-0000, 17-06-303-053-0000, 17-06-303-054-0000, 17-06-303-055-0000, 17-06-303-056-0000, 17-06-303-057-0000, 17-06-303-058-0000, 17-06-~~203~~-062-0000