



Doc# 2023406162 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2020 02:54 PM PG: 1 OF 2

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

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

Dallek Real Estate, 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 10 South Dearborn: 2nd Floor, Chicago, IL 60601. 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 \$2,470,000.00 creates a lien on real estate in Cook County located at 6499 W 66th Pl., Bedford Park, 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

7/31/2020
Date

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

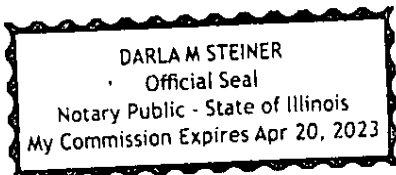
Attest: Shannon Crawford

STATE OF ILLINOIS)
) SS:
COUNTY OF SANGAMON)

S ✓
P 2
S L
M ✓
SC ✓
E ✓
INT ✓

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 31 day of July, 2020.



Darla M Steiner
NOTARY PUBLIC

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

THAT PART OF NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 320 FEET WITH THE WEST LINE OF THE EAST 25 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 93.00 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF THE EAST 118.00 FEET OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.01 FEET TO THE SOUTH LINE OF THE NORTH 250 FEET OF THE SOUTH 320 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 250 FEET OF THE SOUTH 320 FEET, 1151.74 FEET; THENCE NORTH 42 DEGREES 07 MINUTES 41 SECONDS EAST ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A POINT 125 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 434.07 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 279.68 FEET, HAVING A CHORD BEARING OF NORTH 65 DEGREES 38 MINUTES 36 SECONDS EAST, 229.57 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 56.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 190.70 FEET TO THE WEST LINE OF THE EAST 581.50 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 25 MINUTES 32 SECONDS EAST ALONG SAID WEST LINE, 23.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 54.32 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 7 SECONDS WEST, 54.00 FEET TO A LINE 350.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE, 143.66 FEET TO A LINE 384 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 25 MINUTES 32 SECONDS EAST ALONG SAID PARALLEL LINE, 30.00 FEET TO THE NORTH LINE OF THE SOUTH 320 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 266.01 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN THE SPECIAL WARRANTY DEED DATED APRIL 1, 2019 AND RECORDED APRIL 16, 2019 AS DOCUMENT NO. 1910634001, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE WEST 12 FEET OF THE EAST 118 FEET OF THE NORTH 20 FEET OF THE SOUTH 320 FEET OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6499 W 66TH PL., BEDFORD PARK, IL 60638-5105

PINS: 19-19-217-074-0000 AND 19-19-217-082-0000