

# UNOFFICIAL COPY

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



Doc# 2136119021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 10:07 AM PG: 1 OF 2

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

CC# 2109130LD  
NF 4 of 4  
SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY  
MEMORANDUM OF INTER-CREDITOR AGREEMENT

LC Estates II, LLC, (hereinafter referred to as "Grantor(s)"), has given a mortgage to secure a loan made by American Community Bank & Trust, (hereinafter referred to as "Bank"), who maintains an office at 1418 S. Elmhurst Road, 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 \$630,000.00 creates a lien on real estate in Cook County located at 8383 West Belmont Avenue, River Grove, 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

12/16/2021  
Date

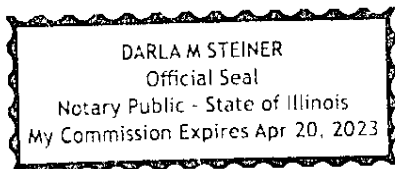
By: Sara M. Vanhala  
Sara M. Vanhala, Assistant Secretary

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 16 day of December, 2021.



Darla M Steiner  
NOTARY PUBLIC

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## EXHIBIT "A"

### PARCEL 1:

THAT PART OF LOT "A" IN RIVER GROVE ESTATES BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1964 AS DOCUMENT 19197813, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT "A", THENCE EAST ON THE NORTH LINE OF SAID LOT "A" A DISTANCE OF 31.58 FEET, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE OF LOT "A" TO THE SOUTHEASTERLY LINE OF LOT "B" IN SAID RIVER GROVE ESTATES EXTENDED NORTHEASTERLY, THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY LINE OF LOT "B" EXTENDED TO THE MOST EASTERLY CORNER OF SAID LOT "B", THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID LOT "B" AND SAID NORTHEASTERLY LINE EXTENDED TO THE NORTHWESTERLY LINE OF SAID LOT "A", THENCE NORTHEASTERLY ON SAID NORTHWESTERLY LINE OF LOT "A" TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING, CONSTRUCTION USE AND OPERATION OF A DRIVE-UP BANKING FACILITY, ENCROACHMENTS, RIGHT TO USE THE WATER MAINS, THE SEWER LINES AND STORM DRAINS, AND TO MAINTAIN EXISTING SIGNS IDENTIFYING THE BANK SITE AS GRANTED IN THE EASEMENT AGREEMENT RECORDED DECEMBER 21, 1983 AS DOCUMENT NO. 26904820 AND AS MODIFIED BY THE MODIFICATION AGREEMENT RECORDED AUGUST 24, 1989 AS DOCUMENT NO. 89395276.

COMMONLY KNOWN AS: 8383 West Belmont Avenue, River Grove, IL 60171-1000  
PIN: 12-26-201-076-0000