

# UNOFFICIAL COPY

Doc# 2218939264 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/08/2022 12:28 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**

Tojo Holdings, 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 60007-1434. 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 \$270,000.00 creates a lien on real estate in Cook County located at 2039-2041 Foster Avenue Unit 1, Wheeling, 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**

6-23-2022  
Date

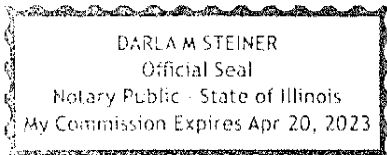
By: Sara M. Vanhala  
Sara M. Vanhala, Assistant Secretary

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 23 day of June, 2022



Darla M Steiner  
NOTARY PUBLIC

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

UNITS 1, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2039-41 FOSTER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0414634100, IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NOS. 20 TO 31, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS. AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2039-2041 FOSTER AVENUE UNIT 1, WHEELING, IL 60090-6513  
PIN: 03-23-407-034-1001

Property of Cook County Clerk's Office