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Doc#: 2219333231 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2022 11:25 AM 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

Shabahang Rugs 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 60607. 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 \$290,000.00 creates a lien on real estate in Cook County located at 510 Winnetka Ave., Winnetka, 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

6/21/2022
Date

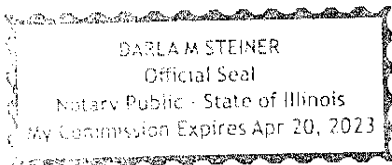
By: Sara M. Vanhala
Sara M. Vanhala, Assistant Secretary

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 21 day of June, 2022.



Darla M Steiner
NOTARY PUBLIC

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EXHIBIT "A"

PARCEL 1:

LOT 2 IN THE WINNETKA BELVEDERE SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 2 IN MANUS INDIAN HILL SUBDIVISION, OF THOSE PARTS OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO COPY OF PLAT THEREOF RECORDED MAY 4, 2004 AS DOCUMENT 0412531090, IN COOK COUNTY, ILLINOIS, DESCRIBED AS THE FOLLOWING:

TRACT OF LAND LYING BETWEEN A FLOOR ELEVATION OF 617.00 FEET AND A CEILING ELEVATION OF 626.13 FEET DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LOT 1 IN THE WINNETKA BELVEDERE SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 2 IN MANUS INDIAN HILL SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 48.32 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 4.07 FEET TO THE NORTH FACE OF BUILDING FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 23.89 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, 0.99 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 4.05 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, 0.99 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 4.23 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, 20.73 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 2.18 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, 0.61 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 9.52 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, 10.02 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 1.0 FEET; THENCE SOUTH 34 DEGREES 59 MINUTES 33 SECONDS EAST, 4.54 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, 15.70 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 27 SECONDS WEST, 15.80 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, 4.19 FEET; TO A POINT ON THE EAST FACE OF BDLG 3.97 FEET WEST OF THE EAST LINE OF LOT 1; THENCE NORTHERLY ALONG SAID EAST FACE OF BUILDING TO A POINT 3.99 FEET WEST OF THE EAST LINE OF LOT 1 AND 3.0 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 1; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY FACE OF BUILDING TO A POINT 4.10 FEET SOUTH OF THE NORTH LINE OF LOT 1 AND 3.03 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 1; THENCE WEST ALONG THE NORTH FACE OF BUILDING TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 22, 2004 AND RECORDED MAY 4, 2004 AS DOCUMENT 0412531091 FOR THE PURPOSE OF INGRESS AND EGRESS.

COMMONLY KNOWN AS: 510 WINNETKA AVENUE, WINNETKA, IL 60093

PIN: 05-28-102-023-0000