

# UNOFFICIAL COPY



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

Doc# 2220122026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/20/2022 12:47 PM PG: 1 OF 3

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

*CCH#2202483LD* SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY  
*NH 4 of 4* MEMORANDUM OF INTER-CREDITOR AGREEMENT

TGK Investments LLC (hereinafter referred to as "Grantor(s)"), has given a mortgage to secure a loan made by Village Bank & Trust, N.A. (hereinafter referred to as "Bank"), who maintains an office at 234 West Northwest Highway, Arlington Heights, IL 60004-5934. 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 \$4,201,000.00 creates a lien on real estate in Cook County located at 2555 South Leavitt 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

5/24/2022  
Date

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

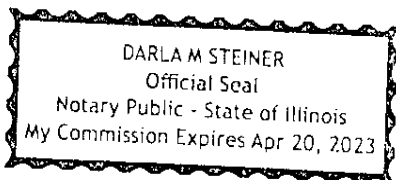
Attest: Shannon Crawford

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 24 day of May, 2022.

Darla M Steiner  
NOTARY PUBLIC



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## EXHIBIT "A"

### PARCEL 1:

A TRIANGULAR SHAPED TRACT OF LAND IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 7 IN REAPER ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY AND THE EAST LINE OF SOUTH LEAVITT STREET, AS DEDICATED; RUNNING THENCE EAST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 05 SECONDS FROM NORTH TO EAST WITH SAID EAST LINE OF SOUTH LEAVITT STREET OR AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 260 FEET; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE SAID EAST LINE OF SOUTH LEAVITT STREET, A DISTANCE OF 126.24 FEET TO THE AFORESAID SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 289.12 FEET TO THE POINT OF BEGINNING.

### ALSO

PARCEL 2: A TRACT OF LAND IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF BLOCK 7 IN REAPER ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY AND THE EAST LINE OF SOUTH LEAVITT STREET, AS DEDICATED, RUNNING THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 395.55 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 05 SECONDS FROM NORTH TO EAST WITH LAST DESCRIBED LINE OR AT RIGHT ANGLES TO THE WEST LINE OF AFORESAID SECTION 30 A DISTANCE OF 174 FEET; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE NORTH, TANGENT TO LAST DESCRIBED STRAIGHT LINE, HAVING A RADIUS OF 421.85 FEET AN ARC DISTANCE OF 86.60 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 260 FEET EAST OF AFORESAID EAST LINE OF SOUTH LEAVITT STREET; THENCE NORTH ALONG SAID PARALLEL LINE DISTANCE OF 404.43 FEET; THENCE WEST ALONG A LINE WHICH FORMS AN ANGLE OF 89 DEGREES 57 MINUTES 05 SECONDS FROM SOUTH TO WEST WITH SAID PARALLEL LINE OR AT RIGHT ANGLES TO THE AFORESAID WEST LINE OF SECTION 30, A DISTANCE OF 260 FEET TO THE POINT OF BEGINNING.

### ALSO

### PARCEL 3:

A 140 FOOT STRIP OF LAND IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF BLOCK 7 IN REAPER ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 260 FEET EAST OF THE EAST LINE OF SOUTH LEAVITT STREET, AS DEDICATED, A DISTANCE OF 126.24 FEET SOUTH OF THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 419.06 FEET; THENCE SOUTHEASTERLY ON A CURVED LINE, CONVEXED TO THE NORTH, HAVING A RADIUS OF 407.85 FEET, A DISTANCE OF 153.19 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 400 FEET EAST OF THE AFORESAID EAST LINE; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 479.11 FEET TO A POINT 194.21 FEET SOUTH OF THE AFORESAID SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 89

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DEGREES 57 MINUTES 05 SECONDS FROM SOUTH TO WEST WITH LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

ALSO

PARCEL 4:

A 140 FOOT STRIP OF LAND IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF BLOCK 7 IN REAPER ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY, AND A LINE DRAWN 260 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH LEAVITT STREET, AS DEDICATED, RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 126.24 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 05 SECONDS FROM NORTH TO EAST WITH SAID PARALLEL LINE, A DISTANCE OF 140 FEET; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH AND 400 FEET EAST OF THE SAID EAST LINE OF SOUTH LEAVITT STREET, A DISTANCE OF 194.21 FEET TO THE SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 155.68 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 5:

A PARCEL OF LAND IN THE WEST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF BLOCK 7 OF REAPER ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY AND THE WEST LINE OF SOUTH HOYNE AVENUE, AS DEDICATED; THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 1132.89 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 04 MINUTES 10 SECONDS FROM NORTH TO WEST WITH LAST DESCRIBED LINE, A DISTANCE OF 20.51 FEET; THENCE NORTH, ALONG A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 55 MINUTES FROM EAST TO NORTH WITH LAST DESCRIBED LINE, A DISTANCE OF 23.16 FEET, THENCE NORTHWESTERLY ALONG A CURVED LINE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 407.85 FEET AND TANGENT TO LAST DESCRIBED LINE, TO A POINT ON A STRAIGHT LINE DRAWN PARALLEL WITH AND 400 FEET EAST OF THE EAST LINE OF SOUTH LEAVITT STREET, AS DEDICATED; THENCE NORTH, ALONG SAID PARALLEL LINE, A DISTANCE OF 673.32 FEET, TO THE AFORESAID SOUTHERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 223.60 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2555 South Leavitt Street, Chicago, IL 60608-5211

PINS: 17-30-300-064-0000 AND 17-30-300-065-0000