

# UNOFFICIAL COPY

Doc#. 2300541162 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/05/2023 12:24 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**

Chicago Title Land Trust Company as Successor to American National Bank & Trust Company of Chicago as Trustee under Trust Agreement dated March 20, 1999 and known as Trust No. 124894-07 and Chicago Title Land Trust Company as successor to American National Bank & Trust Company of Chicago as Trustee under Trust Agreement dated March 20, 1999 and known as Trust No. 124895-06, (hereinafter referred to as "Grantor(s)"), has given a mortgage to secure a loan made by Community Bank of Elmhurst, (hereinafter referred to as "Bank"), who maintains an office at 330 W. Butterfield Rd., Elmhurst, IL 60126. 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 \$575,000.00 creates a lien on real estate in Cook County located at 1755 Birchwood Avenue, Des Plaines, 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**

12/20/2022  
Date

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

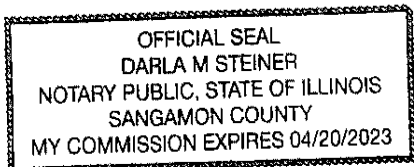
Attest: Stephen Hart

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 she signed and delivered the said Instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this 20 day of December, 2022.

Darla M Steiner  
NOTARY PUBLIC



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## EXHIBIT "A"

### PARCEL A:

THE SOUTH 74 FEET OF THE WEST 52.3 FEET TOGETHER WITH THE SOUTH 248.7 FEET OF THE EAST 161.658 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST 1/2; THENCE SOUTH 1196.048 FEET ALONG THE EAST LINE OF SAID WEST 1/2; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 A DISTANCE OF 260.022 FEET TO THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND THENCE CONTINUING WEST ALONG SAID PARALLEL LINE 213.958 FEET; THENCE NORTH PERPENDICULARLY TO SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF BIRCHWOOD AVENUE, BEING A LINE 756.066 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SAID WEST 1/2) AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE 213.958 FEET THENCE SOUTH TO THE HEREIN DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL B:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST 1/2; THENCE SOUTH 1196.048 FEET ALONG THE EAST LINE OF SAID WEST 1/2; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 A DISTANCE OF 260.022 FEET TO THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND THENCE CONTINUING WEST ALONG SAID PARALLEL LINE 213.958 FEET; THENCE NORTH PERPENDICULARLY TO SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF BIRCHWOOD AVENUE, BEING A LINE 756.066 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SAID WEST 1/2) AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE 213.958 FEET THENCE SOUTH TO THE HEREIN DESIGNATED PLACE OF BEGINNING, EXCEPT THEREFROM THE SOUTH 74 FEET OF THE WEST 52.3 FEET TOGETHER WITH THE SOUTH 248.7 FEET OF THE EAST 161.658 FEET OF THE HEREIN ABOVE DESCRIBED TRACT, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1755 Birchwood Avenue, Des Plaines, IL 60018-3005  
PIN: 09-28-300-027-0000