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Doc#: 2305544066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2023 03:58 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

Dubak Industrial Holdings LLC, (hereinafter referred to as "Grantor(s)"), has given a mortgage to secure a loan made by First American Bank (hereinafter referred to as "Bank"), who maintains an office at 1650 Louis Avenue, 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 \$1,202,000.00 creates a lien on real estate in Cook County located at 1201 Barnsdale, La Grange Park, 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

2/23/2023
Date

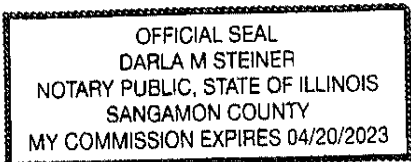
By: Sara M. Vanhala
Sara M. Vanhala, Assistant Secretary

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 February, 2023



Darla M. Steiner
NOTARY PUBLIC

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EXHIBIT "A"

THAT PART (EXCEPT THE NORTH 317 FEET AND EXCEPT THE WEST 30 FEET) OF THE NORTH 1/2 OF THE WEST 30 RODS OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTH 33 FEET OF THE WEST 30 RODS (EXCEPT THE WEST 30 FEET THEREOF) OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, LYING WEST OF AND ADJOINING THE WEST LINE OF THE INDIANA HARBOR BELT RAILROAD IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1201 Barnsdale, La Grange Park, IL 60526-1284

PIN: 15-28-405-019-0000

Property of Cook County Clerk's Office