

UNOFFICIAL COPY

RECEIVER'S DEED

Doc#: 1913357032 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/13/2019 10:00 AM Pg: 1 of 2

Dec ID 20190401661664
ST/CO Stamp 1-958-483-872 ST Tax \$175.00 CO Tax \$87.50
City Stamp 1-299-154-848 City Tax: \$1,837.50

1/2
190492400027

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver pursuant to that certain Order Appointing Receiver entered August 17, 2018, in the civil action entitled *Securities And Exchange Commission v. EquityBuild, Inc, et al.*, Case No. 1:18-cv-03537, now pending in the United States District Court for the Northern District of Illinois, Eastern Division (the "SEC Action");

WHEREAS, by Order dated April 24, 2019, the Court in the SEC Action approved the sale, free and clear of all mortgages, liens, claims, and encumbrances, of the real property and improvements at the property commonly known as 7937-39 South Essex Avenue, Chicago, Illinois 60617 (the "Property"); and

WHEREAS, the Property is legally described as follows:

THE SOUTH 2 1/2 FEET OF LOT 19 AND ALL OF LOTS 20 AND 21 IN BLOCK 2 IN 79TH STREET ADDITION TO CHELTENHAM BEACH, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD COMPANY IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 21-31-102-009-0000

Address of Real Estate: 7937-39 South Essex Avenue, Chicago, Illinois 60617

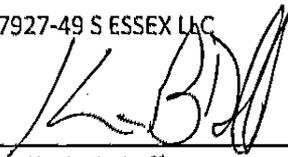
NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Chicago Property Portfolio, LLC, an Illinois limited liability company (the "Grantee"), the above-described Property, to have and to hold said Property forever;

SUBJECT TO general real estate taxes for the years 2018 and 2019 which are not yet due and payable at the time of closing; covenants, conditions, restrictions, or building lines and easements of record, if any; public and utility easements; applicable zoning and building laws and ordinances; acts done by or suffered through Grantee or anyone claiming by, through, or under Grantee; and governmental actions or proceedings concerning the Property.

Dated this 1st day of May, 2019

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

SSPH 7927-49 S ESSEX LLC

By: 
Kevin B. Duff
Federal Equity Receiver

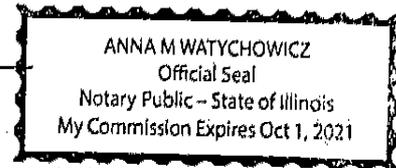
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STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

I, Anna Watychowicz, a Notary Public in and for the said county and state, do hereby certify that Kevin B. Duff, Federal Equity Receiver, personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of May, 2019.

Anna M. Watychowicz
Notary Public



My Commission Expires: 10/1/21

This Instrument Was Prepared By:

ANDREW ELIOT PORTER
PORTER LAW OFFICE
853 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60642

After Recording, Please Mail To:

NICHOLAS J. HYNES, ESQ.
HYNES LAW GROUP, PC
6650 N NORTHWEST HIGHWAY, SUITE 304
CHICAGO, IL 60631-1307

Send Tax Bills To:

MANAGE CHICAGO, INC.
C/O CHRIS AMATORE
433 WEST 119TH STREET
CHICAGO, IL 60628

Property of Cook County Clerk's Office