

UNOFFICIAL COPY

RECEIVER'S DEED



1936145007D

Doc# 1936145007 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2019 09:40 AM PG: 1 OF 2

FIRST AMERICAN TITLE
FILE # 2981622
193

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for SSDF5 Portfolio 1 LLC pursuant to that certain Order Appointing Receiver entered August 17, 2018, and supplemented by that certain Order entered March 14, 2019, in the civil action entitled *United States Securities And Exchange Commission v. EquityBuild, Inc, et al.*, Case No. 1:18-cv-05587, now pending in the United States District Court for the Northern District of Illinois, Eastern Division (the "SEC Action");

WHEREAS, by Order dated December 12, 2019, the Court in the SEC Action approved the sale of the real property and improvements located at the address commonly known as 7625-33 S. East End Avenue, Chicago, Illinois 60649 (the "Property") free and clear of that certain Mortgage recorded January 21, 2016 as Document No. 1602156229; that certain Mortgage recorded September 29, 2017, as Document No. 1727219056; that certain Assignment of Rents recorded September 29, 2017 as Document No. 1727219057; that certain Financing Statement filed on September 29, 2017 as Document No. 1727219058; that certain Corrective Mortgage recorded October 4, 2017, as Document No. 1727715135; that certain Corrective Assignment of Rents recorded October 4, 2017, as Document No. 1727715136; and that certain claim for a property management lien recorded April 25, 2018 as Document No. 1811519134; and

WHEREAS, the Property is legally described as follows:

THE NORTH 6.00 FEET OF LOT 36, AND ALL OF LOTS 37, 38, 39 AND 40 IN BLOCK 11 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-25-310-008-0000


Address of Real Estate: 7625-33 S. East End Avenue, Chicago, Illinois 60649

NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to 76th And East End 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 year 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.

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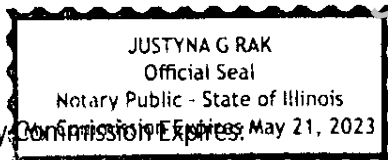
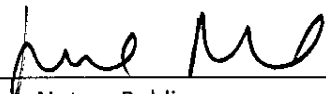
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UNOFFICIAL COPYDated this 16th day of December, 2019Kevin B. Duff, as Federal Equity Receiver for
SSDF5 Portfolio 1 LLC


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

I, JUSTYNA G RAK, 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 16th day of December, 2019.



Notary Public

This Instrument Was Prepared By:

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

After Recording, Please Mail To:

DAVID P. RESNICK, ESQ.
ROBBINS SALOMON & PATT, LTD.
180 N. LASALLE STREET, SUITE 3300
CHICAGO, IL 60601

Send Tax Bills To:

76TH AND EAST END LLC
765 EAST 69TH PLACE
CHICAGO, ILLINOIS 60637

REAL ESTATE TRANSFER TAX 23-Dec-2019

CHICAGO:	9,375.00
CTA:	3,750.00
TOTAL:	13,125.00 *

20-25-310-008-0000 | 20191201670776 | 1-131-800-816

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 23-Dec-2019

COUNTY:	625.00
ILLINOIS:	1,250.00
TOTAL:	1,875.00

20-25-310-008-0000 | 20191201670776 | 0-647-804-256