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RECEIVER'S DEED

Doc#. 2010639063 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/15/2020 09:52 AM Pg: 1 of 2

Dec ID 20190701645527
ST/CO Stamp 0-210-976-992 ST Tax \$975.00 CO Tax \$487.50

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for EquityBuild, Inc. pursuant to that certain Order Appointing Receiver entered August 17, 2018 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 October 15, 2019, the Court in the SEC Action approved the sale of the property commonly known as 701 South 5th Avenue, Maywood, Illinois 60153-2008 (the "Property") free and clear of (i) that certain Mortgage recorded October 14, 2016, as Document No. 1628815082 and re-recorded December 12, 2016, as Document No. 1634734074, and (ii) that certain Lis Pendens recorded July 2, 2018, as Document No. 1818318076; and

WHEREAS, the Property is legally described as follows:

PARCEL 1: LOTS 1, 2, 3, 4 AND 5 IN BLOCK 106 IN MAYWOOD, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 1/2 OF VACATED WALNUT STREET LYING NORTH OF AND JOINING THE NORTH LINE OF LOT 1 IN BLOCK 106 IN MAYWOOD, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-11-344-001-0000

NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to 701 5TH 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 2019 and 2020 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 31st day of March, 2020

Kevin B. Duff, as Federal Equity Receiver for
EquityBuild, Inc.

VILLAGE OF MAYWOOD

\$ 3900.00
Dorcha Wilson 4/1/20
Real Estate Transfer Tax Paid


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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 31st day of March, 2020.




 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:

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 Pissetsky & Berliner, LLC
 35 East Wacker Drive, Suite 1980
 Chicago, IL 60601

Send Tax Bills To:

Daniel Grois
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 Northbrook, Illinois 60062