

# UNOFFICIAL COPY

## RECEIVER'S DEED

Doc#: 2015446110 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/02/2020 10:03 AM Pg: 1 of 2

Dec ID 20200401659458  
ST/CO Stamp 0-487-957-728 ST Tax \$925.00 CO Tax \$462.50  
City Stamp 0-407-479-520 City Tax: \$9,712.50

## FIRST AMERICAN TITLE

FILE # 2964578

2/4

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for 7749-59 S Yates LLC 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, United States District Court for the Northern District of Illinois, Eastern Division (the "SEC Action"), as supplemented by that certain Order entered March 14, 2019;

WHEREAS, by Order dated February 21, 2020, the Court in the SEC Action approved the sale of the real property and improvements located at the address commonly known as 7749-59 South Yates <sup>Blvd</sup> Avenue, Chicago, Illinois 60649 (the "Property"), free and clear of that certain Mortgage recorded April 4, 2017, as Document No. 1709445117, and that certain Mortgage recorded June 23, 2017, as Document No. 1717413022;

WHEREAS, the Property is legally described and otherwise designated as follows:

LOTS 19, 20 AND 21 IN BLOCK 12 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

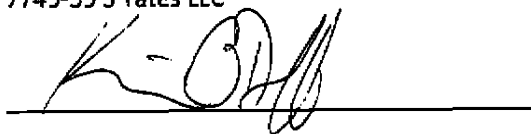
Permanent Real Estate Index Number: 21-30-318-013-0000

NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to 78th and Yates, 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.

Dated this 21st day of April, 2020

Kevin B. Duff, as Federal Equity Receiver for  
7749-59 S Yates LLC



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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 21st day of April, 2020.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

**This Instrument Was Prepared By:**

Andrew Eliot Porter  
Porter Law Office  
853 North Elston Avenue  
Chicago, IL 60642

**After Recording, Please Mail To:**

Kevin M. Cahill, Esq.  
101 North Wacker Drive, Suite 611  
Chicago, IL 60606

**Send Tax Bills To:**

78th and Yates, LLC  
c/o New City Property Management  
2134 West 18th Street  
Chicago, IL 60608

PROPERTY OF COOK COUNTY CLERK'S OFFICE