

16

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## TRUSTEE'S QUITCLAIM DEED

206SA 376436 LP 1502

THE GRANTOR, David R. Herzog, not individually, but solely as Trustee in Bankruptcy for the estate of Edward R. Fox, Debtor Case No. 20 B 3049, of the City of Chicago, County of Cook, Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to Divinitus Holdings Corp., a corporation formed under the laws of the State of Illinois, all interest in the following described Real Estate situation in the County of Cook, State of Illinois, to wit:



Doc# 2036534063 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2020 04:04 PM PG: 1 OF 3

### LEGAL DESCRIPTION:

LOTS 19 TO 24, BOTH INCLUSIVE, IN BLOCK 9 IN THE SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE AND NORTH OF THE SOUTH 15.56 CHAINS THEREOF IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 14445 South California Avenue, Posen, Illinois 60469-1231

PINS: 28-12-208-019-0000, 28-12-208-020-0000, 28-12-208-021-0000,  
28-12-208-022-0000, 28-12-208-023-0000, 28-12-208-024-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This Quit Claim Deed is executed and delivered in accordance with the Order of the Bankruptcy Court entered on October 6, 2020, authorizing Trustee to transfer all of the right, title and interest of Debtor, Edward R. Fox to Divinitus Holdings Corp.

DATED this 14<sup>th</sup> day of October, 2020

David R. Herzog, not individually, but solely as Trustee in Bankruptcy for the estate of Edward R. Fox, Debtor Case No. 20 B 3049

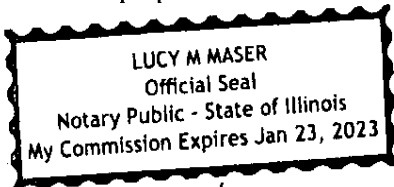
REAL ESTATE TRANSFER TAX		16-Nov-2020
COUNTY:	ILLINOIS:	41.75
	TOTAL:	83.50
		125.25
28-12-208-019-0000   20201101656169   1-752-251-360		

GRANTEES: Divinitus Holdings Corp.

Name of Person Preparing Deed: Rachel Sandler, 53 West Jackson, Suite 1442, Chicago, Illinois 60604

STATE OF ILLINOIS. ) SS  
COUNTY OF COOK. )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David R. Herzog, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that She signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal this 14<sup>th</sup> day of October, 2020.



Notary Public:   
Commission Expires: 1/23/23

MAIL TO:  
JEB Eternal Holdings LLC  
9610 S. Vandergoot  
Chgo, IL 60643

SEND TAX BILLS TO:  
JEB Eternal Holdings  
9610 S. Vandergoot  
Chgo, IL 60643

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Case 20-03049 Doc 44 Filed 10/06/20 Entered 10/07/20 07:57:29 Desc Main Document Page 1 of 2  
UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ILLINOIS  
Eastern Division

In Re: ) BK No.: 20-3049  
)  
)  
EDWARD FOX ) Chapter: 7  
) Honorable Jack Schmetterer  
)  
)  
)  
Debtor(s) )

## ORDER APPROVING SALE OF THE REAL PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES

THIS CAUSE COMING ON TO BE HEARD on David R. Herzog, Chapter 7 Trustee's Motion to Approve Sale of the Real Property, due and proper notice having been served, this Court having jurisdiction over the parties and subject matter and being, otherwise, fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. Pursuant to 11 U.S.C. § 363(l) and (f), David R. Herzog (the "Trustee") is authorized to sell the real property located at 14445 South California Avenue, Posen, Illinois (the "Real Property") to Divinitus Holding Corporation (the "Buyer") for \$167,000.00 free and clear of all liens, claims and encumbrances.

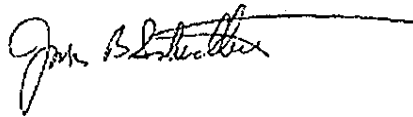
2. At closing, the Trustee is authorized to pay all reasonable and necessary costs and expenses of sale, including but not limited to all ad valorem property taxes, title charges, normal and customary closing costs and prorations, real estate commissions, attorney fees not to exceed \$1,500.00, payment in full of the first mortgage to First Midwest Bank.

3. The Trustee is authorized to execute any and all documents, directions to convey, deeds, and/or any and all other similar instruments necessary to sell, transfer and/or convey the Real Property to the Buyer.

4. The Debtor, Edward Fox, is directed to take all actions and execute any and all documents, directions to convey, deeds, and/or any and all other similar instruments necessary to sell, transfer and/or convey the Real Property to the Buyer.

5. The Trustee is further authorized to sell (3) 2014 Chevrolet Express G3500 (VINS 1GB0G2CA3E1138309, 1GB0G2CA1E1137854 & 1GB0G2CA3E1106671) titled in the name of EHC Corporation to the Buyer for \$20,000.00, with all proceeds to be paid to EHC Secured Creditors, Ally Financial and Susequehanna Salt Lake LLC.

6. The Debtor, as President of EHC Corporation, shall execute any documents necessary to effectuate the transfer of the Trucks to the Buyer.

Enter: 

Honorable Jack B. Schmetterer  
United States Bankruptcy Judge

Dated: October 06, 2020

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Case 20-03049 Doc 44 Filed 10/06/20 Entered 10/07/20 07:57:29 Desc Main Document Page 2 of 2

**Prepared by:**

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**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office