

UNOFFICIAL COPY

RECEIVER'S DEED

Doc#: 2100513266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2021 12:22 PM Pg: 1 of 2

Dec ID 20201101646736
ST/CO Stamp 0-934-582-240 ST Tax \$1,520.00 CO Tax \$760.00
City Stamp 1-510-500-320 City Tax: \$15,960.00

FIRST AMERICAN TITLE
FILE # 2964570 1/2

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for SSPH 6951 S Merrill LLC pursuant to that certain Order Appointing Receiver entered August 17, 2018 (Dkt. 16), as supplemented by that certain Order entered March 14, 2019 (Dkt. 290), in the civil action entitled *United States Securities And Exchange Commission v. EquityBuild, Inc, et al.*, Case No. 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 30, 2020 (Dkt. 841), the Court in the SEC Action approved the sale of the real property and improvements located at the address commonly known as 6949-59 South Merrill Avenue, Chicago, IL 60649 (the "Property"), free and clear of that certain Mortgage, Assignment Of Leases And Rents, Security Agreement And Fixture Filing recorded September 14, 2017, as Document No. 1725729063; that certain Amendments To Mortgages And Cross-Collateralization Agreement recorded September 14, 2017, as Document No. 1725729064; and that certain Financing Statement recorded September 14, 2017, as Document No. 1725729065;

WHEREAS, the Property is legally described as follows:

LOTS 29 AND 39, IN FIRST ADDITION TO BRYN MAWR HIGHLANDS, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-24-417-014-0000
Property Address: 6949-59 South Merrill Avenue, Chicago, IL 60649

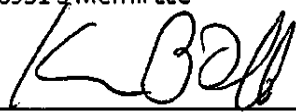
NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to Pioneer 6949 Merrill LLC (the "Grantee"), an Illinois limited liability company, the above-described Property, to have and to hold said Property forever;

SUBJECT TO: general real estate taxes for the year 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 the grantee or anyone claiming by, through, or under the grantee; and governmental actions or proceedings concerning the Property.

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Dated this 11th day of November 2020

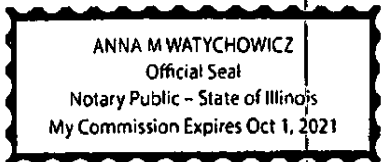
Kevin B. Duff, as Federal Equity Receiver for
SSPH 6951 S. Merrill LLC

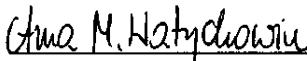


STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

I, Anna M. 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 11th day of November 2020.




Notary Public

My Commission Expires: 10/01/2021

This Instrument Was Prepared By:

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

AFTER RECORDING, PLEASE MAIL TO:

JAY GOLDBERG
FIELD & GOLDBERG
10 SOUTH LASALLE STREET, SUITE 2910
CHICAGO, IL 60603

GRANTEE ADDRESS & SEND TAX BILLS TO:

PAPER STREET PROPERTIES
2440 W. MADISON STREET, SUITE C
CHICAGO, IL 60612

Property of Cook County Clerk's Office