

UNOFFICIAL COPY

RECEIVER'S DEED

Doc#. 2102139088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2021 10:38 AM Pg: 1 of 2

Dec ID 20201101668895
ST/CO Stamp 1-320-857-568 ST Tax \$2,120.00 CO Tax \$1,060.00
City Stamp 2-023-895-008 City Tax: \$23,468.14

FIRST AMERICAN TITLE
FILE # 2985049 '13

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for 4533-37 S Calumet LLC pursuant to that certain Order Appointing Receiver entered August 17, 2018 (Dkt. 16) 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 30, 2020 (Dkt. 842), the Court in the SEC Action approved the sale of the real property and improvements located at the address commonly known as 4533-47 South Calumet Avenue, Chicago, IL 60653 (the "Property") free and clear of that certain Mortgage recorded September 8, 2016 as Document No. 1625250139; that certain Mortgage and that certain Assignment of Rents recorded February 23, 2017 as Document Nos. 1705429017 and 1705429018, respectively; and that certain Lis pendens recorded as Document No. 1818318076;

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

LOTS 9, 10, 11 AND 12 IN ALFRED COWLE'S ESTATE SUBDIVISION OF LOT 4 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 20-03-317-009-0000, 20-03-317-010-0000, 20-03-317-011-0000, 20-03-317-012-0000

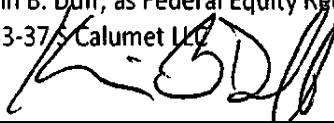
Address Of Real Estate: 4533-47 South Calumet Avenue, Chicago, Illinois 60653

NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to 4533-47 Calumet LLC (the "Grantee") 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.

Dated this 11th day of November 2020.

Kevin B. Duff, as Federal Equity Receiver for
4533-37 S Calumet LLC



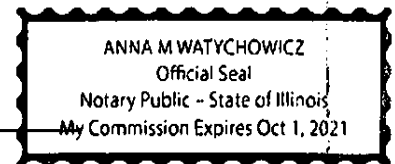
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STATE OF ILLINOIS)
) ss.:
 COUNTY OF COOK)

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.

Anna M. Watychowicz
 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:

HOWARD FRIEDMAN, ESQ.
 6745 N. KILPATRICK AVENUE
 LINCOLNWOOD, ILLINOIS 60712

Send Tax Bills To & Grantee Address:

4533-47 CALUMET LLC
 211 NORTH WAUKEGAN ROAD, SUITE 310
 NORTHFIELD, ILLINOIS 60093