

# UNOFFICIAL COPY

## RECEIVER'S DEED

Doc#: 2102610172 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2021 12:20 PM Pg: 1 of 2

Dec ID 20201201688126  
ST/CO Stamp 1-224-019-936 ST Tax \$925.00 CO Tax \$462.50  
City Stamp 0-874-880-992 City Tax: \$9,712.50

**FIRST AMERICAN TITLE**  
**FILE #** 2985083

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for SSDF4 6250 S Mozart LLC pursuant to that certain Order Appointing Receiver entered August 17, 2018 (Dkt. 16), as supplemented by that certain Order dated 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 December 15, 2020 (Dkt. 910), the Court in the SEC Action approved the sale of the real property and improvements located at the address commonly known as 6250 South Mozart Street (also known as 2832-36 West 63rd Street), Chicago, Illinois 60629 (the Property), free and clear of that certain Mortgage recorded September 8, 2016 as Document No. 1625250138 and that certain Mortgage recorded December 19, 2017, as Document No. 1735315043; and

WHEREAS, the Property is legally described as follows:

LOTS 16 AND 17 IN BLOCK 15 IN COBE AND MCKINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-13-330-038-0000

Property Address: 6250 South Mozart Street (also known as 2832-36 W. 63rd Street), Chicago, Illinois 60629


NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to 6250 Mozart 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 Grantee or anyone claiming by, through, or under Grantee; and governmental actions or proceedings concerning the Property.

Dated this 22nd day of December 2020

log 3

Kevin B. Duff, as Federal Equity Receiver for  
SSDF4 6250 S Mozart LLC

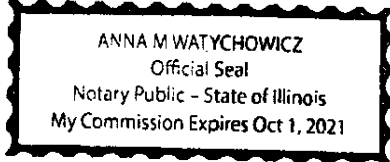


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STATE OF ILLINOIS     )  
  ) ss.:  
COUNTY OF COOK        )

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 22nd day of December 2020.



*Anna M. Watychowicz*  
\_\_\_\_\_  
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:**

DAVID P. RESNICK, ESQ.  
JENNIFER L. BARTON, ESQ.  
ROBBINS SALOMON & PATT, LTD.  
180 NORTH LASALLE STREET, SUITE 3300  
CHICAGO, IL 60601

*grantee's address*  
Grantee Address & Send Tax Bills To:

*6250 Mozart LLC*  
765 EAST 69TH PLACE  
CHICAGO, IL 60637

Property of Cook County Clerk's Office