

# UNOFFICIAL COPY

## RECEIVER'S DEED



\*2111322002\*

Doc# 2111322002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/23/2021 09:10 AM PG: 1 OF 2

**FIRST AMERICAN TITLE**  
**FILE #** 2985199

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for SSPH Portfolio 1 LLC, pursuant to that certain Order Appointing Receiver entered August 17, 2018 (Dkt. 16), as supplemented by 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. 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 April 5, 2021, the Court in the SEC Action approved the sale of the real property and improvements located at the address commonly known as 4750-52 South Indiana Avenue, Chicago, IL 60615 (the "Property") free and clear of that certain Mortgage recorded January 8, 2014 as Document No. 1400856025; that certain Mortgage recorded May 23, 2017 as Document No. 1714316084 and last assigned to UBS AG by Document No. 1910255150, that certain Assignment of Rents recorded May 23, 2017 as Document No. 1714316085 and last assigned to UBS AG by Document No. 1910255151, and that certain financing statement filed as Document No. 1714316086 and last assigned to UBS AG by Document No. 1912045048; and that certain *lis pendens* recorded as Document No. 1818318076; and

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

LOT 11 (EXCEPT THAT PART TAKEN FOR WIDENING INDIANA AVENUE) IN BLOCK 1 IN ANNA PRICE'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-10-102-023-0000

Property Address: 4750-52 S. Indiana Avenue, Chicago, IL 60615

NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to Ventus IN 47, LLC (the "Grantee"), the above-described Property, to have and to hold said Property forever;

SUBJECT TO: general real estate taxes for the years 2020 and 2021 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: April 21, 2021

Kevin B. Duff, as Federal Equity Receiver for  
SSPH Portfolio 1 LLC

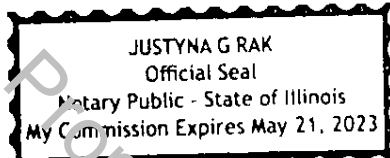
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STATE OF ILLINOIS     )  
                                       ) ss.:  
 COUNTY OF COOK        )

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 2021.



  
 \_\_\_\_\_  
 Notary Public

My Commission Expires:

This Instrument Was Prepared By:

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

After Recording, Please Mail To:

MICHAEL B. ELMAN, ESQ.  
 MICHAEL B. ELMAN & ASSOCIATES, LTD.  
 10 S. LASALLE STREET, SUITE 1420  
 CHICAGO, IL 60603

Grantee Address & Send Tax Bills To:

VENTUS HOLDINGS MANAGEMENT, LLC  
 10 S. LASALLE STREET, SUITE 1420  
 CHICAGO, IL 60603

REAL ESTATE TRANSFER TAX		22-Apr-2021
CHICAGO:		5,227.50
CTA:		2,091.00
<b>TOTAL:</b>		<b>7,318.50 *</b>

20-10-102-023-0000 | 20210201639477 | 0-604-229-136

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Apr-2021
COUNTY:		348.50
ILLINOIS:		697.00
<b>TOTAL:</b>		<b>1,045.50</b>

20-10-102-023-0000 | 20210201639477 | 1-703-954-336