

UNOFFICIAL COPY

RECEIVER'S DEED



Doc# 2113347048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/13/2021 01:12 PM PG: 1 OF 2

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for SSDF4 7024 S Paxton 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 7024-32 South Paxton Avenue, Chicago, IL 60649 (the "Property") free and clear of that certain Mortgage recorded January 3, 2017 as Document No. 1700310121; that certain Mortgage recorded April 10, 2017 as Document No. 1710055037; that certain Mortgage recorded June 18, 2018 as Document No. 1816918191; that certain financing statement filed by the Federal Home Loan Mortgage Corporation on June 18, 2018 as Document No. 1816918193; and that certain *lis pendens* recorded as Document No. 1818318076;

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

THE SOUTH 20 FEET OF LOT 5, ALL OF LOT 6 AND THE NORTH 40 FEET OF LOT 7 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 4 (EXCEPT THE SOUTH 22 FEET THEREOF) AND PART ALREADY DEDICATED FOR ALLEY IN COMMISSIONER'S PARTITION, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER 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: 20-24-424-011-0000

Property Address: 7026-32 South Paxton 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 Ventus Paxton 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
SSDF4 7024 S Paxton LLC

20NW714139LFE
LWM, 3/15

Chicago Title

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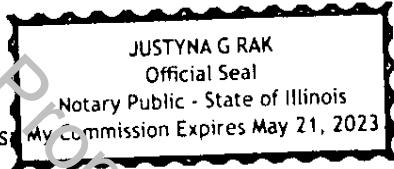
STATE OF ILLINOIS)

) 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.



[Signature]

Notary Public

My Commission Expires

My Commission Expires May 21, 2023

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

Grantee Address & Send Tax Bills To:

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

REAL ESTATE TRANSFER TAX		06-May-2021
	CHICAGO:	13,312.50
	CTA:	5,325.00
	TOTAL:	18,637.50 *

20-24-424-011-0000 | 20210201639533 | 1-259-032-848

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

REAL ESTATE TRANSFER TAX		06-May-2021
	COUNTY:	887.50
	ILLINOIS:	1,775.00
	TOTAL:	2,662.50

20-24-424-011-0000 | 20210201639533 | 0-695-251-216

Property of COOK County Clerk's Office