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RECEIVER'S DEED



Doc# 2120945024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2021 02:41 PM PG: 1 OF 3

WHEREAS, Grantor Kevin P. Duff (the "Receiver") was appointed federal equity receiver for EB South Chicago 2 LLC, a Delaware limited liability company, 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. 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 27, 2021 (Dkt. 979), the Court in the SEC Action approved the sale of the following legally described real property and improvements (collectively, the "Property") legally described as follows:

PARCEL 1:

THE WEST 3 FEET OF LOT 9, ALL OF LOT 10 AND THE EAST 3 FEET OF LOT 11 IN BLOCK 4 IN PARADIS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known Address: 3723 W. 68th Place, Chicago, IL 60629
Permanent Real Estate Index No. 19-23-314-013-0000

PARCEL 2:

LOT 23 AND THE SOUTH 1 FOOT OF LOT 22 IN BLOCK 3 IN OAKWOOD DIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known Address: 6554 S. Rhodes Avenue, Chicago, IL 60637
Permanent Real Estate Index No. 20-22-218-039-0000

PARCEL 3:

THE NORTH 1/2 OF LOT 3 IN BLOCK 2 IN LEE BROTHERS ADDITION TO PARK MANOR SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known Address: 7210 S. Vernon Avenue, Chicago, IL 60619
Permanent Real Estate Index No. 20-27-208-019-0000

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WHEREAS, the Court in the SEC Action approved the sale of Parcel 1 free and clear of that certain Mortgage recorded October 10, 2013 as Document No. 1328350017; that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated June 9, 2015 and recorded August 31, 2015 as Document No. 1524334065, assigned to CAF Term Borrower 1, LLC by instrument recorded as Document No. 1527339039, and assigned to CAF Sub REIT, Inc. by instrument recorded as Document No. 1533556103, and assigned to Colony American Finance 2015-1, Ltd. by instrument recorded as Document No. 1533556104; and that certain security interest of Colony American Finance 2015-1, Ltd, secured party, as disclosed by financing statement naming EB South Chicago 2, LLC as debtor and recorded March 12, 2020 as Document No. 2007245084;

WHEREAS, the Court in the SEC Action approved the sale of Parcel 2 free and clear of that certain Mortgage recorded November 22, 2011 as Document No. 1132656007; that certain Mortgage recorded March 14, 2012 as Document No. 1207456025; that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated June 9, 2015 and recorded August 31, 2015 as Document No. 1524334064, assigned to CAF Term Borrower 1, LLC by instrument recorded as Document No. 1525155188, assigned to CAF Sub REIT, Inc. by instrument recorded as Document No. 1533556099, and assigned to Colony American Finance 2015-1, Ltd. by instrument recorded as Document No. 1533556100; and that certain security interest of Colony American Finance 2015-1, Ltd, secured party, as disclosed by financing statement naming EB South Chicago 2, LLC as debtor and recorded March 12, 2020 as Document No. 2007245084; and

WHEREAS, the Court in the SEC Action approved the sale of Parcel 3 free and clear of that certain Mortgage recorded October 12, 2011 as Document No. 1128555055; that certain Mortgage recorded April 11, 2012 as Document No. 1210250093; that certain Mortgage recorded August 20, 2014 as Document No. 1423256008; that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated June 9, 2015 and recorded August 31, 2015 as Document No. 1524334064, assigned to CAF Term Borrower 1, LLC by instrument recorded as Document No. 1525155188, assigned to CAF Sub REIT, Inc. by instrument recorded as Document No. 1533556099, and assigned to Colony American Finance 2015-1, Ltd. by instrument recorded as Document No. 1533556100; and that certain security interest of Colony American Finance 2015-1, Ltd, secured party, as disclosed by financing statement naming EB South Chicago 2, LLC as debtor and recorded March 12, 2020 as Document No. 2007245084;

NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to Harding Partners I, 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 and 2021 which are not yet due and payable at the time of closing; covenants, conditions, restrictions, 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 25th day of May 2021

Kevin B. Duff, as Federal Equity Receiver for
EB South Chicago 2 LLC

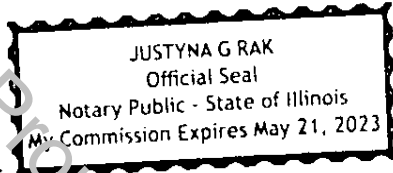


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STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

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 25th day of May 2021.



Justyna G. Rak

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:

CHARLES MACK
1363 SHERMER ROAD, SUITE 210
NORTHBROOK, IL 60062

Grantee Address & Send Tax Bills To:

MICHAEL FREEMAN
11107 EAST TANQUE VERDE ROAD
TUCSON, AZ 85749

Property of Cook County Clerk's Office