

UNOFFICIAL COPY

RECEIVER'S DEED



Doc# 2121006034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/29/2021 10:23 AM PG: 1 OF 3

WHEREAS, Grantor Kevin B. Puff (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 (the "Property") legally described as follows:

THE NORTH 20 FEET OF LOT 43 AND THE SOUTH 10 FEET OF LOT 44 IN CORNELL'S SUBDIVISION OF BLOCK 11 OF L.C. PAINE FREER'S RECEIVER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known Address: 6825 S. Indiana Avenue, Chicago, IL 60637
Permanent Real Estate Index No. 20-22-309-011-0000

WHEREAS, the Court in the SEC Action approved the sale of the Property free and clear of that certain Mortgage recorded January 27, 2012 as Document No. 1202756022; that certain Mortgage recorded August 20, 2014 as Document No. 1423256026; 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 IV, 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.

20NW7143124 LFE
LHM 1011

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		28-Jul-2021
	CHICAGO:	600.00
	CTA:	240.00
	TOTAL:	840.00 *

20-22-309-011-0000 | 20210501643114 | 1-220-061-968

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

REAL ESTATE TRANSFER TAX		28-Jul-2021
	COUNTY:	40.00
	ILLINOIS:	80.00
	TOTAL:	120.00

20-22-309-011-0000 | 20210501643114 | 1-310-583-568

Property of Cook County Clerk's Office
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

Dated this 25th day of May 2021

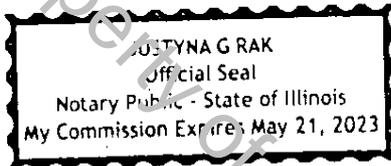
Kevin B. Duff, as Federal Equity Receiver for
EB South Chicago 2 LLC

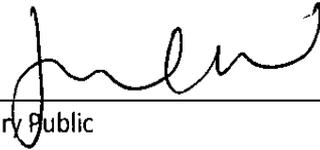


STATE OF ILLINOIS)
) ss.:
COUNTY OF COOK)

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.




_____ 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

Cook County Clerk's Office