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2121429041D

Trustee's Deed

Doc# 2121429041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2021 10:42 AM PG: 1 OF 6

This document was prepared by
Joji Takada
6336 N. Cicero, Suite 201
Chicago, Illinois 60646
When recorded return to:

(The Above Space for Recordors Use Only)

THIS TRUSTEE'S DEED, made this 15th day of May, 2021, between Zane Zielinski, Chapter 7 Trustee of the bankruptcy estate of Genesis 1, LLC, debtor, Bankruptcy Case Number 19-26358, filed in the Northern District of Illinois, pursuant to the attached *ORDER APPROVING TRUSTEE'S MOTION TO MODIFY ORDER APPROVING SALE OF DEBTOR'S REAL ESTATE LOCATED AT 15203 INGRAHAM AVE*, entered April 9, 2021, attached as Exhibit A (the "Order").

WITNESSETH, Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, does hereby transfer, grant, bargain, sell, alienate, remise, release, convey, quitclaim and confirm unto PNC Realty LLC, ("Grantee"), the fee simple title and interest in the real estate described in the attached Exhibit B (the "Real Estate"), situated in the County of Cook and State of Illinois together with the tenements and appurtenances thereunto belonging or in any wise appertaining to.

IN WITNESS WHEREOF, the Grantor does hereunto set hand and seal the day and year first above written.

Zane Zielinski, Chapter 7 Trustee of the bankruptcy estate of Genesis 1 LLC, debtor, Bankruptcy Case Number 19-26358, filed in the Northern District of Illinois

20GSC 130012UP
M 193

REAL ESTATE TRANSFER TAX

62225 6/30/21
Calumet City • City of Homes \$ 1,300.00

REAL ESTATE TRANSFER TAX

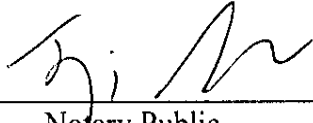
62226 6/30/21
Calumet City • City of Homes \$ 1,300.00

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County of Cook and State of Illinois, DO HEREBY CERTIFY, that ZANE L. ZIELINSKI, AS CHAPTER 7 TRUSTEE OF GENESIS 1, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 15 day of ~~January~~ ^{June}, 2021.

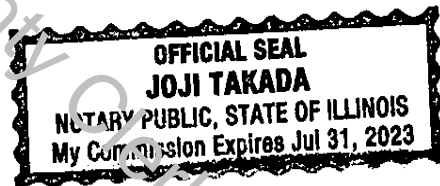


 Notary Public

My commission expires:

7-31-2023

REAL ESTATE TRANSFER TAX		30-Jun-2021	
	COUNTY:	162.50	
	ILLINOIS:	325.00	
	TOTAL:	487.50	
30-08-410-048-0000 20210501630326 1-634-557-200			



Property of Cook County
 Notary's Office

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

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EXHIBIT A

See attached.

COOK COUNTY CLERK OFFICE
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Property of Cook County Clerk's Office

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UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
Eastern Division

In Re:)	BK No.: 19-26358
)	(Jointly Administered)
GENESIS 1, LLC,)	Chapter: 7
)	Honorable LaShonda Hunt
)	Joliet
Debtor(s))	

ORDER APPROVING TRUSTEE'S MOTION TO MODIFY ORDER APPROVING SALE OF DEBTOR'S REAL ESTATE LOCATED AT 15203 INGRAHAM AVE

THIS MATTER COMING ON TO BE HEARD upon the motion (the "Motion") of Zane Zielinski, not individually but as Chapter 7 Trustee (the "Trustee") of the bankruptcy estate of Genesis 1, LLC ("Genesis" or the "Debtor"), for entry of an order retroactively modifying the order approving sale of Debtor's real estate commonly known as 575-577 Ingraham Ave/111-113 Memorial aka 15203 Ingraham Ave., Calumet City, IL 60409 (the "Property"); due and proper notice of the motion having been given; and the Court being fully advised in the premises and having jurisdiction over this core proceeding;

IT IS HEREBY ORDERED:

1. The Motion is granted and the Trustee is authorized to enter into the Purchase Agreement attached to the Motion as Exhibit A;

2. The Order Approving Trustee's Motion to Assume Real Estate Listing Agreement and Approve Sale of Debtor's Real Estate Free and Clear of Liens and Encumbrances and for Other Relief and Shorten Notice [Docket No. 144] is hereby modified, as follows:

(a) the purchase price of the Property shall be \$325,000;

(b) the purchaser shall be PTS Realty, LLC or its nominee;

(c) the Broker's commission shall be \$16,250;

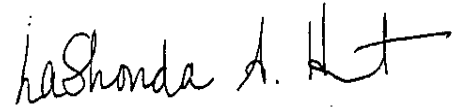
(d) the Trustee's collateral surcharge, pursuant to 11 U.S.C. sec. 506(c), shall be \$7,500, and shall be free and clear of any liens; and

(e) the Trustee shall pay from sale proceeds at closing \$37,997.09 to the Receiver, Arthur R. van der Vant, to satisfy the Receiver's Lien entitled "Receiver's Certificate" recorded on 3/17/2021 as document #2107620066, provided, however, that the Receiver shall be entitled to a single satisfaction of the \$37,997.09 Receiver's Certificates recorded on 3/17/2021 as document #2107620067 and #2107620066.

3. Notice of this Motion is deemed sufficient and further notice is waived.

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Enter:



Honorable LaShonda A. Hunt

United States Bankruptcy Judge

Dated: April 09, 2021

Prepared by:

Reed Heiligman (No. 6294312)
HILTZ ZANZIG & HEILIGMAN LLC
53 West Jackson Blvd., Suite 701
Chicago, Illinois 60604
Telephone: 312.566.9008
reed@hzhlaw.com

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EXHIBIT B

15203 Ingraham Ave., Calumet City, IL 60409

Permanent Tax No.: 30-08-410-048-0000

LOT 58 (EXCEPT THE SOUTH 5.0 FEET OF THE WEST 80.0 FEET OF SAID LOT 58 AND EXCEPT THE SOUTH 2.5 FEET LYING EAST OF THE WEST 80.0 FEET OF SAID LOT 58), ALSO LOTS 59 AND 60 IN BLOCK 3 IN RUSSELL'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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