

UNOFFICIAL COPY

RECEIVER'S DEED

Doc#: 2129428118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/21/2021 09:58 AM Pg: 1 of 2

Dec ID 20211001604995
ST/CO Stamp 1-599-273-104 ST Tax \$370.00 CO Tax \$185.00
City Stamp 0-235-144-336 City Tax: \$3,885.00

WHEREAS, Grantor Kevin B. Duff (the "Receiver") was appointed federal equity receiver for SSDF4 638 N Avers LLC, pursuant to that certain Order Appointing Receiver entered August 17, 2018, as supplemented by Order dated March 14, 2019, 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 July 29, 2021 (Dkt. 1015), the Court in the SEC Action approved the sale of the real property and improvements located at the address commonly known as 638-40 North Avers Avenue, Chicago, Illinois 60624 (the "Property") free and clear of that certain that certain Mortgage recorded January 13, 2017 as Document No. 1701318127; that certain Multifamily Mortgage, Assignment Of Rents And Security Agreement recorded June 28, 2018 as Document No. 1817934058; that certain Financing Statement evidencing an indebtedness from SSDF4 638 N Avers LLC, debtor, to Sabal TL1, LLC, secured party, recorded on June 28, 2018 as Document No. 1817934059; and

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

LOTS 47 AND 48 IN BLOCK 7 IN HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-11-112-027-0000
Property Address: 638-40 North Avers Avenue, Chicago, Illinois 60624


NOW, THEREFORE, the RECEIVER, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to PRE Holdings 16, LLC, an Illinois limited liability company (the "Grantee"), the above-described Property, to have and to hold said Property forever;

SUBJECT TO: general real estate taxes for the year 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: October 13, 2021

Kevin B. Duff, as Federal Equity Receiver for
SSDF4 638 N Avers LLC

FIRST AMERICAN TITLE
FILE # 2986617



UNOFFICIAL COPY

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 13th day of October 2021.



[Handwritten Signature]

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:

KRUSHA EVANS, ESQ.
549 WEST RANDOLPH STREET, FLOOR 2
CHICAGO, IL 60661

Grantee Address & Send Tax Bills To:

PRE HOLDINGS 16, LLC
549 W. RANDOLPH STREET, FLOOR 2
CHICAGO, IL 60661

Property of Cook County Clerk's Office