## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) ss.
COUNTY OF COOK	)

### **Prepared By and Return to:**

Michael J. Eber as Receiver c/o High Ridge Partners, LLC 140 South Dearborn, Suite 411 Chicago, IL 60603



Doc# 2329934036 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 10/26/2023 12:06 PM PG: 1 OF 4

THE ABOVE SPACE FOR RECORDER'S USE

### **COVER SHEET FOR**

### **RECEIVER'S CERTIFICATE #1**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION

0/	)
ADVIA CREDIT UNION, successor-in-	
interest to GOLDEN EAGLE	
COMMUNITY BANK,	Case No. 2021 CH 1960
,	) (/_
Plaintiff,	) 7/x.
	) Property Addresses:
vs.	) 426 Suvanee Street
	) Park Forest, LL 60466
GENESIS I, LLC SOUTHBOUND, LLC,	T'6
CHAD E. CUTSHALL,	) Judge: Patricie S. Spratt
UNKNOWN OWNERS & NON-	) Calendar: 64
RECORD CLAIMANTS,	)
	Permanent Index Number
Defendants.	
	) 31-35-204-005-0000

### RECEIVER'S CERTIFICATE

CERTIFICATE NO.

AMOUNT:

\$13,562.73

1

ISSUED IN FAVOR OF:

Michael J. Eber

DATE:

October 26, 2023

# IN THE CIRCULT FOURT OF COOK COUNTY, LEVE COUNTY DEPARTMENT - CHANCERY DIVISION

ADVIA CREDIT UNION, sucinterest to GOLDEN EAGLE BANK,	,	Case No. 2021 CH 1960
vs.	Plaintiff, )	Property: 426 Suwanee Street Park Forest, IL 60466
GENESIS 1, LLC SOUTHBO CHAD E. CUTSHALL, UNKNOWN OWNERS & NO CLAIMANTS,	)	Permanent Index Number 31-35-204-005-0000 Judge: Patricia S. Spratt Calendar: 64
	Defendants. )  RECEIV	VER'S CERTIFICATE
CERTIFICATE NO. AMOUNT: ISSUED IN FAVOR OF: DATE:	1 \$13,562.73 Michael J. Eber of Hig October 26, 2023	gh Ridge Partners, LLC

This Receiver's Certificate is issued in the above-capt oned cause pursuant to the Court's Order of December 16, 2022, appointing the Receiver and authorizing the Receiver to incur cer ain fees and expenses. This Certificate may be assigned to any bona fide third party purchaser by written endorsement. This Certificate evidences a first and prior lien of Michael J. Eber or its assignee, if any, in and to the Real Estate legally described as set forth in Exhibit "1" attached hereto; and entitles Michael J. Eber, or his successor(s) or assignee(s) to be paid as a first priority from the proceeds of a sale, including a foreclosure sale, of any interest therein. The terms and conditions of this Receiver's Certificate was approved by this Court on October 13, 2023.

This Receiver's certificate shall bear interest at the rate of eighteen percent (18%) per annum.

10/26/13

STATE OF ILLINOIS

**COUNTY OF** 

I, Janet Dill, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that M chael J. Eber appeared before me this day in person and acknowledged that he signed and sealed the said instrument as his own tree and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of Och law, 2023.

| Comband | NOTARY PUBLIC

JANET DILL NOTARY PUBLIC - STATE OF ILLINOIS My Commission Expires Dec. 17, 2024

OFFICIAL SEAL

## **UNOFFICIAL COPY**

# EXHIBIT 1

Legal description of the mortgaged real estate and the common address or other information sufficient to identify it with reasonable certainty:

### Legal Description

LOT TWENTY EIGHT IN BLOCK NINETY SEVEN IN VILLAGE OF PARK FOREST ARE NO. FOUR BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JUNE 25, 1951. AS DOCUMENT 451,07640, SITUATE IN THE VILLAGE OF PARK FOREST, COUNTY OF COOK, AND STATE OF ILLINOIS.

#### Common Address

Clerks Office 426 Suwanee Street, Park Forest, IL 60 +66

Permanent Index Number

31-35-204-005-0000

## **UNOFFICIAL COPY**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION

ADVIA CREDIT UNION, successor-in- interest to GOLDEN EAGLE COMMUNITY	) Case No. 2021 CH 1960
BANK,	) <u>Property:</u>
Plaintiff,	) 426 Suwanee Street ) Park Forest, IL 60466
vs.  GENESIS 1, LLC SOUTHBOUND, LLC,	Permanent Index Number 31-35-204-005-0000
CHAD E. CUTSHALL, UNKNOWN OWNERS & NON-RECORD CLAIMANTS,	Judge: Patricia S. Spratt Calendar: 64
Defendants	)

ORDER APPROVING SECOND AND THIRD RECEIVER'S REPORTS AND DISCHARGING THE RECEIVER

This matter coming before the Court for presentation of the Second and Third Receiver's Reports including Receiver's Petitions for Fees, due notice given, coursel for Plaintiff present, no counsel for the Defendant present, and the Receiver present; the Receiver having submitted his report to the Plaintiff and Defendant at least 7 days prior to this date, there being no objection to the Second nor Third Receiver's Reports including Receiver's Petitions for Fees filed with the Court, and no objection raised during the hearings on the fee and and Third Receiver's Report including Receiver's Petitions for Fees; the Court having jurisdiction over the matter and the parties and otherwise being duly advised in the premises;

#### IT IS HEREBY ORDERED:

- 1. The Second Receiver's Report/Amendment to the Second Receiver's Report and the requests therein are approved, including Receiver's Fees of \$12,005.25 and Expenses of \$244.62.
- 2. The Third Receiver's Report and the requests therein are approved, including Receiver's Fees of \$6,484.50 and Expenses of \$64.19.
- 3. The Third Receiver's Report is deemed to be Final Receiver's Report as the Plaintiff was installed as MORTGAGEE-IN-POSSESSION on October 13, 2023.
- 4. The Receiver shall use all funds he is holding, including security deposit funds, to pay approved Receiver's
- 5. The Receiver, as detailed in the Third Receiver's Report, is authorized to:
  - Pursuant the Order Appointing Receiver for Non-Residential Property, Page 4, section 11, the Receiver is authorized to issue Receiver's Certificates ("Certificates") bearing interest at 19 % in the form included in this Receiver Report for any Court approved fees and expenses that are unpaid and record the Certificates against the Property which shall constitute a first and prior lien on the Property.
- 6. Because the Third Receiver's Report is deemed to be the Final Receiver's Report, the Receiver is discharged, the Receiver's bond is dissolved, the Receiver is not responsible for any unpaid utilities, insurance premiums, municipal charges/fines, property taxes, repairs, or any other obligations related to the Property, and the Plaintiff is responsible to pay any outstanding approved fees and expenses incurred by the Receiver.

Name: Michael J. Eber, Receiver	ENTER: // (/
Attorney for: N/A	What is a North
Address: c/o High Ridge Partners.	HUMINO & SIRW
140 S. Dearborn, Suite 411	Judge:
City/State/Zip: Chicago, IL 60603	
Phone: (312) 456-5636	Date: 10/13/2023 Judge, Patricia 8. Spratt

OCT 13 2023