

**IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

UNITED STATES SECURITIES AND  
EXCHANGE COMMISSION,

Plaintiff,

v.

EQUITYBUILD, INC., et al.,

Defendants.

Case No. 1:18-cv-5587

Hon. Manish S. Shah

**CORRECTED ORDER APPROVING DISTRIBUTION OF FUNDS  
IN ACCORDANCE WITH ORDER GRANTING IN PART  
RECEIVER'S 17TH FEE APPLICATION (DOCKET NO. 1366)**

WHEREAS, the Court entered an order (Dkt. 1366) approving in part the Receiver's Seventeenth Interim Application and Motion for Court Approval of Payment of Fees and Expenses of Receiver and Receiver's Retained Professionals (Dkt. 1332);

WHEREAS, the Court approved the amounts requested by the Receiver to be paid from the Receiver's Account for professional fees and expenses to KMA S.C. (subject to a 20% holdback on fees), Miller Kaplan Arase LLP (subject to a 20% holdback on fees), and Prometheus, and for professional fees and expenses to Rachlis Duff & Peel, LLC that the Receiver did not allocate to specific properties (subject to a 20% holdback on fees);

WHEREAS, the Court approved the amounts allocated by the Receiver to be paid for professional fees to Rachlis Duff & Peel, LLC, from each of the property accounts held by the Receiver pursuant to the Receiver's lien, subject to (i) a 20% holdback and (ii) withholding immediate payment of fees and expenses allocated to the properties as issue in the FHFA's objections;

NOW, THEREFORE, the Court, consistent with its Order approving the Receiver's Seventeenth Interim Application in part, hereby finds and ORDERS:

1. Adequate and fair notice has been provided to all interested and potentially interested parties as to the Receiver's Seventeenth Interim Application and proposed fee allocations and each interested or potentially interested party has had a full and fair opportunity to assert its interests and any objections.

2. In accordance with the Court's approval order (Dkt. 1366), no later than ten (10) business days after entry of this order, the Receiver is authorized to use and shall disburse the following:

- a) funds from the Receiver's Account in the amounts of
  - i. \$5,693.60 to pay KMA S.C. for the approved fees and expenses set forth on its invoices submitted with the Receiver's Seventeenth Interim Application (after application of a 20% holdback);
  - ii. \$1,926.40 to pay Miller Kaplan Arase LLP for the approved fees and expenses set forth on its invoices submitted with the Receiver's Seventeenth Interim Application (after application of a 20% holdback);
  - iii. \$605.00 to pay Prometheum for the approved fees and expenses set forth on its invoices submitted with the Receiver's Seventeenth Interim Application;
  - iv. \$12,455.50 to pay Rachlis Duff & Peel, LLC for approved fees set forth on its invoices submitted with the Receiver's Seventeenth

Interim Application that have not been allocated to specific properties;

v. \$1,695.03 to pay Rachlis Duff & Peel, LLC for approved expenses set forth on its invoices submitted with the Receiver's Seventeenth Interim Application; and

b) funds from each of the property accounts set forth in Exhibit A, which is attached hereto and made part of this Order, in the amounts of the "Approved Interim Distribution Amount" reflected on Exhibit A to pay approved fees to Rachlis Duff & Peel, LLC (after application of a 20% holdback).

3. The Court reserves final approval of the distribution of fees held back in accordance with its approval of the Receiver's Seventeenth Interim Application .

Entered:



\_\_\_\_\_  
The Honorable Manish S. Shah

Date: January 9, 2023

| <b>Exhibit A to 17th Fee Application Distributiun Order</b> |                              |                    |                             |                     |                                   |   |
|---|------------------------------|--------------------|-----------------------------|---------------------|-----------------------------------|---|
| <b>Prop #</b>   | <b>Property Address</b>      | <b>Account No.</b> | <b>Total Fees Allocated</b> | <b>20% Holdback</b> | <b>Additional Holdback (FHFA)</b> | <b>Approved Interim Distribution Amount</b> |
| 1   | 1700-08 W Juneway Terrace    | 0462               | \$ 1,120.65                 | \$ 224.13           |                                   | \$ 896.52                                   |
| 2   | 4533-47 S Calumet Avenue     | 0603               | \$ 1,089.09                 | \$ 217.82           |                                   | \$ 871.27                                   |
| 3   | 5001 S Drexel Boulevard      | 0033               | \$ 660.35                   | \$ 132.07           |                                   | \$ 528.28                                   |
| 4   | 5450-52 S Indiana Avenue     | 0371               | \$ 1,567.07                 | \$ 313.41           |                                   | \$ 1,253.66                                 |
| 5   | 7749-59 S Yates Boulevard    | 0231               | \$ 452.25                   | \$ 90.45            |                                   | \$ 361.80                                   |
| 6   | 6437-41 S Kenwood Avenue     | 0389               | \$ 760.88                   | \$ 152.18           |                                   | \$ 608.71                                   |
| 7   | 7109-19 S Calumet Avenue     | 0280               | \$ 768.81                   | \$ 153.76           |                                   | \$ 615.04                                   |
| 8   | 1414-18 East 62nd Place      | 0991               | \$ 825.31                   | \$ 165.06           |                                   | \$ 660.25                                   |
| 9   | 8100 S Essex Avenue          | 0058               | \$ 4,409.85                 | \$ 881.97           |                                   | \$ 3,527.88                                 |
| 10  | 7301-09 S Stewart Avenue     | 0025               | \$ 744.02                   | \$ 148.80           |                                   | \$ 595.22                                   |
| 12  | 3030-32 E 79th Street        | 0082               | \$ 721.77                   | \$ 144.35           |                                   | \$ 577.41                                   |
| 13  | 2909-19 E 78th Street        | 0090               | \$ 1,112.42                 | \$ 222.48           |                                   | \$ 889.93                                   |
| 15  | 8047-55 S Manistee Avenue    | 0108               | \$ 1,135.65                 | \$ 227.13           |                                   | \$ 908.52                                   |
| 22  | 7933 S Kingston Avenue       | 1015               | \$ 2,397.43                 | \$ 479.49           |                                   | \$ 1,917.95                                 |
| 26  | 8405 S Marquette Avenue      | 0694               | \$ 3,412.60                 | \$ 682.52           |                                   | \$ 2,730.08                                 |
| 28  | 8800 S Ada Street            | 1023               | \$ 2,925.62                 | \$ 585.12           |                                   | \$ 2,340.50                                 |
| 33  | 3723 W 68th Place            | 1049               | \$ 1,849.17                 | \$ 369.83           |                                   | \$ 1,479.33                                 |
| 35  | 61 E 92nd Street             | 1064               | \$ 1,682.55                 | \$ 336.51           |                                   | \$ 1,346.04                                 |
| 40  | 7953 S Woodlawn Avenue       | 1072               | \$ 2,478.19                 | \$ 495.64           |                                   | \$ 1,982.55                                 |
| 49  | 7300-04 S St Lawrence Avenue | 0397               | \$ 1,022.52                 | \$ 204.50           |                                   | \$ 818.02                                   |
| 50  | 7760 S Coles Avenue          | 0405               | \$ 1,898.41                 | \$ 379.68           |                                   | \$ 1,518.73                                 |
| 51  | 1401 W 109th Place           | 0843               | \$ 1,299.73                 | \$ 259.95           |                                   | \$ 1,039.78                                 |
| 52  | 310 E 50th Street            | 1106               | \$ 1,187.21                 | \$ 237.44           |                                   | \$ 949.77                                   |
| 53  | 6807 S Indiana Avenue        | 1114               | \$ 1,254.45                 | \$ 250.89           |                                   | \$ 1,003.56                                 |
| 54  | 8000-02 S Justine Street     | 0413               | \$ 1,622.40                 | \$ 324.48           |                                   | \$ 1,297.92                                 |
| 55  | 8107-09 S Ellis Avenue       | 0421               | \$ 2,051.86                 | \$ 410.37           |                                   | \$ 1,641.49                                 |
| 56  | 8209 S Ellis Avenue          | 0439               | \$ 1,220.36                 | \$ 244.07           |                                   | \$ 976.29                                   |
| 57  | 8214-16 S Ingleside Avenue   | 0447               | \$ 1,745.10                 | \$ 349.02           |                                   | \$ 1,396.08                                 |
| 58  | 5955 S Sacramento Avenue     | 0116               | \$ 672.39                   | \$ 134.48           |                                   | \$ 537.91                                   |
| 59  | 6001-05 S Sacramento Avenue  | 0124               | \$ 826.02                   | \$ 165.20           |                                   | \$ 660.82                                   |
| 60  | 7026-42 S Cornell Avenue     | 0132               | \$ 656.10                   | \$ 131.22           |                                   | \$ 524.88                                   |
| 61  | 7237-43 S Bennett Avenue     | 0140               | \$ 619.00                   | \$ 123.80           |                                   | \$ 495.20                                   |
| 62  | 7834-44 S Ellis Avenue       | 0157               | \$ 887.51                   | \$ 177.50           |                                   | \$ 710.01                                   |

| <b>Exhibit A to 17th Fee Application Distributiun Order</b> |                                      |                    |                             |                     |                                   |   |
|---|--------------------------------------|--------------------|-----------------------------|---------------------|-----------------------------------|---|
| <b>Prop #</b>   | <b>Property Address</b>              | <b>Account No.</b> | <b>Total Fees Allocated</b> | <b>20% Holdback</b> | <b>Additional Holdback (FHFA)</b> | <b>Approved Interim Distribution Amount</b> |
| 63  | 4520-26 S Drexel Boulevard           | 0256               | \$ 1,203.42                 | \$ 240.68           |                                   | \$ 962.73                                   |
| 64  | 4611-17 S Drexel Boulevard           | 0868               | \$ 1,630.27                 | \$ 326.05           |                                   | \$ 1,304.21                                 |
| 67  | 1131-41 E 79th Place                 | 0470               | \$ 591.62                   | \$ 118.32           | \$ 473.30                         | \$ -  |
| 68  | 6217-27 S Dorchester Avenue          | 0876               | \$ 1,165.94                 | \$ 233.19           |                                   | \$ 932.75                                   |
| 69  | 6250 S Mozart Street                 | 0512               | \$ 952.59                   | \$ 190.52           |                                   | \$ 762.07                                   |
| 70  | 638-40 N Avers Avenue                | 0363               | \$ 790.48                   | \$ 158.10           |                                   | \$ 632.38                                   |
| 71  | 701-13 S 5th Avenue                  | 0165               | \$ 819.23                   | \$ 163.85           |                                   | \$ 655.39                                   |
| 72  | 7024-32 S Paxton Avenue              | 0892               | \$ 869.28                   | \$ 173.86           | \$ 695.42                         | \$ -  |
| 73  | 7255-57 S Euclid Avenue              | 0884               | \$ 593.22                   | \$ 118.64           |                                   | \$ 474.58                                   |
| 74  | 3074 E Cheltenham Place              | 0496               | \$ 2,895.00                 | \$ 579.00           |                                   | \$ 2,316.00                                 |
| 75  | 7625-33 S East End Avenue            | 0199               | \$ 619.49                   | \$ 123.90           |                                   | \$ 495.59                                   |
| 76  | 7635-43 S East End Avenue            | 0207               | \$ 596.30                   | \$ 119.26           |                                   | \$ 477.04                                   |
| 77  | 7750-58 S Muskegon Avenue            | 0223               | \$ 2,806.80                 | \$ 561.36           |                                   | \$ 2,245.44                                 |
| 78  | 7201 S Constance Avenue              | 0561               | \$ 587.84                   | \$ 117.57           |                                   | \$ 470.27                                   |
| 79  | 6160-6212 S Martin Luther King Drive | 0066               | \$ 1,040.68                 | \$ 208.14           |                                   | \$ 832.54                                   |
| 80  | 2736-44 W 64th Street                | 0488               | \$ 345.52                   | \$ 69.10            |                                   | \$ 276.42                                   |
| 81  | 4315-19 S Michigan Avenue            | 0900               | \$ 364.33                   | \$ 72.87            |                                   | \$ 291.47                                   |
| 82  | 6355-59 S Talman Avenue              | 0520               | \$ 376.72                   | \$ 75.34            |                                   | \$ 301.37                                   |
| 83  | 6356 S California Avenue             | 0538               | \$ 326.25                   | \$ 65.25            |                                   | \$ 261.00                                   |
| 84  | 7051 S Bennett Avenue                | 0553               | \$ 356.96                   | \$ 71.39            |                                   | \$ 285.57                                   |
| 85  | 7201-07 S Dorchester Avenue          | 0579               | \$ 468.98                   | \$ 93.80            |                                   | \$ 375.19                                   |
| 86  | 7442-54 S Calumet Avenue             | 0975               | \$ 336.12                   | \$ 67.22            |                                   | \$ 268.89                                   |
| 87  | 7508 S Essex Avenue                  | 0587               | \$ 311.69                   | \$ 62.34            |                                   | \$ 249.35                                   |
| 88  | 7546-48 S Saginaw Avenue             | 0355               | \$ 536.70                   | \$ 107.34           |                                   | \$ 429.36                                   |
| 89  | 7600-10 S Kingston Avenue            | 0298               | \$ 487.36                   | \$ 97.47            |                                   | \$ 389.89                                   |
| 90  | 7656-58 S Kingston Avenue            | 0306               | \$ 512.82                   | \$ 102.56           |                                   | \$ 410.25                                   |
| 91  | 7701-03 S Essex Avenue               | 0918               | \$ 450.70                   | \$ 90.14            |                                   | \$ 360.56                                   |
| 92  | 7748-52 S Essex Avenue               | 0215               | \$ 908.49                   | \$ 181.70           |                                   | \$ 726.79                                   |
| 93  | 7957-59 S Marquette Road             | 0595               | \$ 685.22                   | \$ 137.04           |                                   | \$ 548.17                                   |
| 94  | 816-22 E Marquette Road              | 0926               | \$ 279.58                   | \$ 55.92            |                                   | \$ 223.66                                   |
| 95  | 8201 S Kingston Avenue               | 0314               | \$ 608.50                   | \$ 121.70           |                                   | \$ 486.80                                   |
| 96-99   | 8326-58 S Ellis Avenue               | 0322               | \$ 961.19                   | \$ 192.24           |                                   | \$ 768.95                                   |
| 100   | 11117-11119 S Longwood Drive         | 0454               | \$ 1,074.44                 | \$ 214.89           |                                   | \$ 859.56                                   |

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| 101   | 6949-59 S Merrill Avenue           | 0330               | \$ 1,413.88                 | \$ 282.78           |                                   | \$ 1,131.11                                 |
| 102-106   | 7927-49 S Essex Avenue             | 0041               | \$ 1,191.18                 | \$ 238.24           |                                   | \$ 952.94                                   |
| 107   | 1422-24 East 68th Street           | 0934               | \$ 2,641.97                 | \$ 528.39           |                                   | \$ 2,113.58                                 |
| 108   | 2800-06 E 81st Street              | 0942               | \$ 978.08                   | \$ 195.62           |                                   | \$ 782.46                                   |
| 109   | 4750-52 S Indiana Avenue           | 0959               | \$ 396.99                   | \$ 79.40            |                                   | \$ 317.59                                   |
| 110   | 5618-20 S Martin Luther King Drive | 0504               | \$ 452.86                   | \$ 90.57            |                                   | \$ 362.29                                   |
| 111   | 6554-58 S Vernon Avenue            | 0546               | \$ 256.57                   | \$ 51.31            |                                   | \$ 205.26                                   |
| 112   | 7450 S Luella Avenue               | 0249               | \$ 352.71                   | \$ 70.54            |                                   | \$ 282.17                                   |
| 113   | 7840-42 S Yates Avenue             | 0967               | \$ 979.36                   | \$ 195.87           |                                   | \$ 783.48                                   |
| 115   | 431 E 42nd Place                   | 0983               | \$ 1,450.33                 | \$ 290.07           |                                   | \$ 1,160.26                                 |
| 116   | 1102 Bingham (Houston, TX)         | 0074               | \$ 246.76                   | \$ 49.35            |                                   | \$ 197.41                                   |
| <b>Total</b>  |                                    |                    | <b>\$ 83,991.16</b>         | <b>\$ 16,798.23</b> | <b>\$ 1,168.72</b>                | <b>\$ 66,024.21</b>                         |