

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

UNITED STATES SECURITIES AND EXCHANGE COMMISSION,)	
Plaintiff,)	Civil Action No. 18-cv-5587
v.)	Hon. John Z. Lee
EQUITYBUILD, INC., EQUITYBUILD FINANCE, LLC, JEROME H. COHEN, and SHAUN D. COHEN,)	Magistrate Judge Young B. Kim
Defendants.)	

**RECEIVER’S THIRD STATUS REPORT
(First Quarter 2019)**

Kevin B. Duff, as the receiver (“Receiver”) for the Estate of Defendants EquityBuild, Inc., EquityBuild Finance, LLC, their affiliates, and the affiliate entities of Defendants Jerome Cohen and Shaun Cohen as defined in the Order Appointing Receiver (Docket No. 16) and Order granting the Receiver’s Motion to Amend and Clarify Order Appointing Receiver to Specifically Identify Additional Known Receivership Defendants (Docket No. 290) (collectively, the “Receivership Defendants”), and pursuant to the powers vested in him by Order of this Court entered on August 17, 2018, respectfully submits this Third Status Report for the quarter ending March 31, 2019.

I. SUMMARY OF THE OPERATIONS OF THE RECEIVER

The Receiver, together with his legal counsel, Rachlis Duff Peel & Kaplan LLC (“RDPK”), accountants BrookWeiner, LLC (“BrookWeiner”) and Whitley Penn LLP (“Whitley Penn”), forensic consultant Prometheum, and asset management and real estate brokerage services provider SVN Chicago Commercial, LLC (“SVN”), has undertaken, without limitation, the

following activities since the filing of his Second Status Report (Docket No. 258, filed February 28, 2019¹);

a. Identification and Preservation of Assets

Since the filing of his Second Status Report, the Receiver has continued using reasonable efforts to determine the nature, location, and value of all property interests of the Receivership Defendants, including monies, funds, securities, credits, effects, goods, chattels, lands, premises, leases, claims, rights and other assets, together with all profits, interest, or other income attributable thereto, of whatever kind, which the Receivership Defendants owned, possessed, had a beneficial interest in, or controlled directly or indirectly.

b. Notice of Appointment of Receiver

The Receiver has continued his efforts to notify all necessary and relevant individuals and entities of the appointment and to protect and preserve the assets of the Receivership Estate. To that end, the Receiver has delivered additional notices to, *inter alia*, banks, financial institutions, and other individuals or entities which have been identified as potentially having possession of the property, business, books, records, or accounts of the Receivership Defendants, or who may have retained, managed, held, insured, or encumbered, or had otherwise been involved with any of the assets of the Receivership Defendants.

¹ There was a partial government shutdown in December 2018 and January 2019 during which time this litigation was stayed, which limited the Receiver's ability to file motions and appear before this Court. The SEC was also impacted by the shutdown, effectively precluding the Receiver from communicating with the SEC. On January 28, 2019, the federal government reopened, the stay of this litigation was lifted, and the Chief District Judge extended any scheduled pleading dates by 42 days. (Docket No. 216) This Court subsequently directed the Receiver to file the second status report on February 28, 2019. (Docket No. 221)

c. Control of Receivership Property and Records

The Receiver has continued efforts to locate and preserve all EquityBuild property and records. Since the Second Status Report, the Receiver and his forensic consultant Prometheus preserved an additional 4 GB of accounting data and 1.6 GB of data on another platform. The Receiver, working with Prometheus, is presently maintaining three select platforms. The monthly cost for two of the three platforms is \$355.05 as of the filing of this report. The yearly cost of the third platform is \$1,700 to be paid in two installments of \$850, the first of which the Receiver paid on October 4, 2018 and the second of which the Receiver anticipates will be paid in May 2019.²

d. Factual Investigation

In an effort to reconstruct what transpired since the inception of the Defendants' scheme and to trace, where possible, the flow of investor funds into and back out of real properties owned by EquityBuild or its affiliates, the Receiver and his retained professionals have continued to review and analyze the following: (i) documents and correspondence sent to or received from the EquityBuild principals, to whose email accounts the Receiver has access; (ii) bank records from EquityBuild and its affiliate entities; (iii) EquityBuild documents (largely stored in cloud-based and other electronic media, although some received in paper form); (iv) available underlying transaction documents contained in the files of former Chicago-based EquityBuild counsel received to date; and (v) files produced by former EquityBuild counsel, accountants, and employees. Moreover, the Receiver has requested documents and records from the Cohens (including those called for by the Order Appointing Receiver), some of which remain outstanding. The Receiver and his retained professionals are also reviewing and analyzing all available loan

² The Receiver secured a reduced rate for the third platform, although licenses for this platform expire in July 2019. Thereafter, the yearly cost for two licenses will increase to \$2,136.

documentation associated with the financing or refinancing, through various lenders, of substantially all of the EquityBuild portfolio during the 2017-2018 time frame.³ The Receiver's factual investigation will be aided by information and documents received in the claims process.

The Receiver has also served subpoenas on the title companies involved in EquityBuild real estate transactions, former EquityBuild attorneys or other counsel involved in EquityBuild matters, and a real estate firm, and has received responsive documents from most but not all of these third parties.

e. Entities Within the Receivership Estate

The Receiver and his retained professionals worked to compile a comprehensive list of EquityBuild affiliate entities to be included within the Receivership Estate. The Receiver filed a motion to amend and clarify the Order Appointing Receiver to specifically identify these Receivership Defendants in the Order Appointing Receiver. (Docket No. 226) This motion was granted and 108 additional affiliate entities were identified as Receivership Defendants. (Docket Nos. 289 & 290) Interested parties and potential claimants are urged to review the Receivership Defendants listed in the Order Appointing Receiver (Docket No. 16) and the Court's Order specifically identifying additional Receivership Defendants (Docket No. 290) for the current list of Receivership Defendants, a copy of which is attached as Exhibit 1.

f. Sale of the First Tranche of Properties

On November 12, 2018, the Receiver moved for Court approval of a sealed-bid public sale auction of the first tranche of properties. (Docket No. 130) The Receiver sought to sell the following six multi-family residential apartment buildings:

³ Approximately 80% of the mortgaged properties in the EquityBuild portfolio were financed or refinanced in the 2017-2018 time period. The balance of the mortgaged properties were financed or refinanced in the 2014-2015 time period.

- i. 5001-05 S. Drexel Boulevard, Chicago, IL 60615;
- ii. 7500-08 S. Eggleston Avenue, Chicago, IL 60620;
- iii. 7549-59 S. Essex Avenue, Chicago, IL 60649;
- iv. 7927-49 S. Essex Avenue, Chicago, IL 60617;
- v. 8100-14 S. Essex Avenue, Chicago, IL 60617; and
- vi. 6160-6212 S. King Drive, Chicago, IL 60637.

On February 15, 2019, the Receiver moved for Court approval of the pending sales free and clear of all mortgages, liens, claims, and encumbrances. (Docket No. 230) Following a lengthy hearing on March 18, 2019, Magistrate Judge Kim recommended that the Receiver's motion be granted in part and denied in part. (Docket Nos. 310 & 311) As of this filing, Judge Lee approved and entered Magistrate Judge Kim's report and recommendation (Docket No. 344) authorizing the Receiver to sell the first tranche of properties. The Receiver expects to close on these six properties by May 1, 2019 or shortly thereafter. As of the date of this writing, the Receiver has closed on 7500-08 S. Eggleston and 7549-59 S. Essex. The Receiver will segregate proceeds from the sale of encumbered properties in subaccounts on a property-by-property basis. The Receiver anticipates that individuals and entities wishing to assert a claim (*e.g.*, mortgage interest or mechanic's lien) with respect to properties for which funds are held will have an opportunity to submit a proof of claim during the claims process.

g. Sale of the Second Tranche of Properties

On February 15, 2019, the Receiver moved for judicial approval of a sealed-bid public sale of a second tranche of properties. (Docket No. 228) The second sales tranche consists of twelve properties, specifically:

- i. 2909 E. 78th Street, Chicago, IL 60649;
- ii. 4520-26 S. Drexel, Chicago, IL 60653;
- iii. 6749-57 S. Merrill (a/k/a 2136 E. 68th Street), Chicago, IL 60649;
- iv. 7110 S. Cornell Avenue, Chicago, IL 60649;
- v. 638 N. Avers, Chicago, IL 60624;
- vi. 701 S. 5th Avenue (a/k/a 414 Walnut), Maywood, IL 60153;
- vii. 7625-33 S. East End Avenue, Chicago, IL 60649;
- viii. 7635-43 S. East End Avenue, Chicago, IL 60649;
- ix. 7750-58 S. Muskegon (a/k/a 2818-36 E. 78th Street), Chicago, IL 60649;
- x. 7600 S. Kingston Avenue (a/k/a 2527 E. 76th Street), Chicago, IL 60649;
- xi. 7748-50 S. Essex Avenue (a/k/a 2450-52 E. 78th Street), Chicago, IL 60649; and
- xii. 8326-58 S. Ellis, Chicago, IL 60619.

Many of these properties are encumbered by both a conventional mortgage and EquityBuild affiliate debt (*i.e.*, the debt owed to and secured by mortgages in favor of “investor lenders”). (Docket No. 228) Moreover, many of the properties in this tranche are cross-collateralized under conventional mortgages with other properties to be sold in future tranches. (*See id.* at 4-5)

Certain institutional lenders – Liberty EBCP, LLP, U.S. Bank National Association, Freddie Mac, and BC57, LLC, – filed objections to the Receiver’s second motion to approve a public sale process. (*See* Docket Nos. 232, 235, 240) The Receiver’s motion to approve the sealed-bid public sale auction process for the proposed second tranche of properties was referred to Magistrate Judge Young B. Kim. (Docket Nos. 237 & 238) A lengthy hearing was held on March 18, 2019. The Court indicated it plans to rule on the motion by May 3, 2019. (Docket No. 347)

h. Sale of the Third Tranche of Properties

On April 18, 2019, the Receiver also filed three separate but concurrent motions to approve the process for sale of a third tranche of properties. (Docket Nos. 325, 327, & 329) The Receiver includes reference to this third tranche herein to provide a comprehensive update as to property sales for the Court, investors, lenders, and other interested parties.

The Receiver has sought Court approval to list for sale the following properties, unencumbered by any debt of which the Receiver is aware:

- i. 3030 East 79th Street, Chicago, IL 60649;
- ii. 7301-09 South Stewart Avenue, Chicago, IL 60621; and
- iii. 8047-55 South Manistee Avenue, Chicago, IL 60617.

The Receiver has sought Court approval to list for sale the following properties, encumbered by “EBF-affiliate debt,” which is debt associated with loans made by “investor-lenders”:

- i. 5955 South Sacramento Avenue, Chicago, IL 60629;
- ii. 6001 South Sacramento Avenue, Chicago, IL 60629;
- iii. 7237-43 South Bennett, Chicago, IL 60649;
- iv. 7834-44 South Ellis Avenue, Chicago, IL 60649; and
- v. 7026 South Cornell Avenue, Chicago, IL 60649.

The Receiver has sought Court approval to list for sale the following properties, encumbered by “institutional loans,” or debt originated by financial institutions in the business of making loans. In addition, four of the seven properties subsumed within this motion are also encumbered by mortgages recorded in favor of investor-lenders.

- i. 6949-59 South Merrill Avenue, Chicago, IL 60649;
- ii. 7450 South Luella, Chicago, IL 60649;
- iii. 7656 South Kingston, Chicago, IL 60649;
- iv. 7109 South Calumet Avenue, Chicago, IL 60619;
- v. 7546-48 South Saginaw, Chicago, IL 60649;
- vi. 7749-59 South Yates, Chicago, IL 60649; and
- vii. 8201 South Kingston, Chicago, IL 60617.

i. Additional Real Property Information

The Receiver's property tax appeal counsel pursued property tax appeals on 16 properties. As of the date of this filing, the Receiver's property tax appeal counsel has achieved reductions in assessed values on a number of the properties in the Receivership Estate, translating to approximately \$34,908.38 in projected savings on 2018 property tax liability, as indicated in the chart below:

Property Address	Savings Per Year
6210 S. King Drive	\$4,347.16
7201 S. Constance*	\$11,150.33
7051 S. Bennett*	\$3,537.10
7844 S. Ellis*	\$5,224.60
7749 S. Yates*	\$2,855.34
8201 S. Kingston	\$4,740.03
7210 S. Vernon	\$266.07
7109 S. Calumet	\$1,480.63
6825 S. Indiana	\$563.58
6554 Rhodes	\$142.94
1414 E. 62nd	\$600.60
	Total \$34,908.38⁴

* 1 year only

⁴ Pursuant to the Receiver's contingent fee agreement with his property tax appeal counsel, the Receiver must pay a contingent fee of \$3,490.84 (10% of the property tax savings). The Receiver intends on including these professional fees in the next fee application.

The Receiver is maintaining casualty and liability insurance for all assets in the portfolio. Further, as reflected in the Liquidation Plan (Docket No. 166), the Receiver is committed, in accordance with the advice of his retained professionals, the property managers, and asset management consultants, to undertake capital improvements to cure outstanding building code violations or that are demonstrably capable of yielding increases in occupancy that would drive commensurate increases in property value.

In addition to the properties mentioned in this Third Status Report and those listed on Exhibit 1 to the First Status Report, the Receiver has learned that at least three properties not subsumed within the Receivership Estate were purchased and are still owned by EquityBuild “investors,” subject to mortgages securing EquityBuild affiliate debt, *i.e.*, loans obtained from EquityBuild investor-lenders. The Receiver is working towards a resolution as to affected mortgagees that would allow the properties to be sold and the proceeds distributed among the building owners and the mortgagees, subject to Court approval.

j. Code Violations

Since his appointment, the Receiver has worked to ensure that the two existing property management companies remained in place and that all health, life, and safety issues at the properties are addressed expeditiously. In addition to collecting rents and paying routine operating expenses, the property managers have also been assisting in the defense of a thicket of administrative and housing court actions alleging building code violations of widely varying levels of severity filed by the City of Chicago. To that end, the Receiver and his counsel continue to work closely with the City’s corporation counsel for each department (circuit court, buildings, and streets and sanitation) to address all open building code violations, to address life and safety issues, and to preserve the respective properties.

The Receiver's counsel appeared on City of Chicago related matters on seven occasions during the first quarter 2019. As of March 31, 2019, there were approximately 48 known open code violations involving City of Chicago matters.

There were twelve known City of Chicago municipal housing court matters that involve conditions pre-existing the establishment of the Receivership. Issues raised in these matters include but are not limited to:

- Repairs to rehab approximately 16 units and a roof for a building that was affected by a fire in 2016 at the 8100 S. Essex property. This property is currently under contract and is expected to close on or about April 30, 2019.
- Replacement of a California-style porch at 8107 S. Ellis and demolition of the same at 7760 S. Coles for which the Receiver has already paid \$28,730 for the required work, leaving a balance of approximately \$68,228. (*See infra* Section II)
- There are two open matters at 7933 S. Essex. The violations on the first matter will require porch replacement or repair. The second matter is a heat case relating to a broken boiler. The Receiver asked for and received from the municipal housing court a mandatory order to vacate and the building is currently vacant and secure. The Receiver also achieved a dismissal of a duplicate heat case. This property is currently under contract and is expected to close on or about May 1, 2019.
- 6160 S. King Drive is also the subject of a heat case relating to a broken boiler. The Receiver asked for and received from the municipal housing court a mandatory order to vacate and the building is currently vacant and secure. This property is currently under contract and is expected to close on or about April 30, 2019.
- As stated in previous status reports, one porch replacement was completed and passed inspection at 2453 E. 75th. Other violations at this property include electrical work, basement clean up, and a requirement that plans and permits be obtained for work done under previous ownership.
- The Receiver authorized (on two separate occasions) the installation of scaffolding at 7110 S. Cornell. The remaining violations relate to masonry and tuckpoint work.
- Three porches at 6751 S. Merrill will require repair and/or replacement. The Receiver has made interim repairs and posted signage regarding the porch conditions.
- 7300 Saint Lawrence will require installation of an emergency lighting system.

- The Receiver has notice of a violation for the property at 2909-19 E. 78th but has not yet received a copy of the complaint.
- There are minor violations at 7237 S. Bennett including removing locked gates and repairing a portion of a staircase.

As of March 31, 2019, approximately fourteen City of Chicago administrative proceedings filed by the City of Chicago Buildings Department were known to be pending. Compliance with City ordinances may ultimately range from replacing over 90 lintels on one building (6437 S. Kenwood; work for all other open counts regarding this building is completed as of the date of this filing), to a porch replacement (6355 S. Talman), to masonry/tuckpointing work (2450-56 E. 78th Street), to floor and plaster replacement (7750 S. Muskegon), to other minor and routine violations at 7656 S. Kingston (lighting, entrance-way, and door repairs), 8000 S. Justine (fence, window sill, stair repairs), 7026 S. Cornell (stair and door repair), and 6160 S. King Drive (two actions; the Receiver is expected to close on this property on April 30, 2019). There were also minor violations on the following properties that are no longer pending as of the date of this filing: 8326-32 S. Ellis (complied with and non-suited at April 11, 2019 court date), 7201 S. Dorchester (full compliance as of April 11, 2019 court date), 6354 S. California (full compliance as of April 11, 2019), and 4520 S. Drexel (dismissed with liable plea and fine at April 11, 2019 court date). There were violations relating to masonry and tuckpoint work that were pending during the first quarter of 2019 on the property at 7500 S Eggleston, which has been sold as of the date of this filing. During the first quarter 2019, the Receiver achieved dismissal of another four building matters at 5955 S. Sacramento, 8000 S. Justine, 7109 S. Calumet, and 7038 S. Cornell.

As of March 31, 2019, approximately 22 administrative proceedings were known to be pending with the Department of Streets and Sanitation, as follows: 5001 S. Drexel (five citations and the property is expected to close on or about May 1, 2019), 4520 S. Drexel (nine citations),

2453 E. 75th (one citation), 7024 S. Paxton (five violations), 4533 S. Calumet (one citation), 7026 S. Cornell (one citation). During the first quarter 2019, the Receiver achieved dismissal of one streets and sanitation matter (1422 E. 68th Street) with payment of fines immediately upon receipt of the notice.

Since filing his Second Status Report, the Receiver achieved dismissal on two waste management matters at 7959 S. Marquette. One matter was non-suited on January 4, 2019. As to the other matter, also on January 4, 2019, one count was non-suited and the other count resulted in a minor fine.

k. Other Receivership Assets

Defendant Jerome Cohen has challenged the Receiver's position that the Naples property is a Receivership Asset. The Receiver and his retained accountant conducted a forensic accounting and tracing analysis with respect to this property, and determined the asset was funded with investor funds. Accordingly, on March 7, 2019, the Receiver filed a motion to amend the Order Appointing Receiver to expressly identify and include specific Receivership Assets, asserting therein that the Naples property and a bank account in the name of Jerome Cohen and his spouse are Receivership Assets. (Docket No. 265) The motion is fully briefed and remains pending before Magistrate Judge Kim.

The Receiver also continues to evaluate whether certain non-Illinois properties are or should be considered Receivership Assets and thus subsumed within the Estate. These include properties that have or may have been purchased with EquityBuild investor funds. Based on evidence gathered to-date, these include without limitation: single-family homes in Plano, TX, and Jackson, MS; and a plot of land in Houston, TX.

Defendant Shaun Cohen has challenged the Receiver's position with respect to the Plano property. This property is currently being rented on a property rental website and appears to be generating income. The Receiver has requested regular, monthly reporting from Shaun Cohen with respect to income produced by the Plano property. Shaun Cohen has failed to provide the information the Receiver has requested and which is required by the Order Appointing Receiver.

In addition, the asset freeze contained in the Order Appointing Receiver covered funds corresponding to single-family homes in Jackson, Mississippi. The Receiver is investigating the extent of any commingling and to determine whether funds corresponding to the Mississippi properties ought to be distributed to the investors in those properties.

Shaun Cohen also has disclosed a life insurance policy held in trust with a cash surrender value of \$100,000. The Receiver has asserted that the policy is an asset of the Receivership Estate. Shaun Cohen's position is that the policy is outside the Receivership Estate. Jerome Cohen also has a life insurance policy but has failed to cooperate with the Receiver and provide information in regards to that asset.

1. Institutional Lenders

Since filing his Second Status Report, the Receiver and his retained professionals continue to maintain regular contact with the institutional lenders, not only for the purpose of gathering critical information relating to the loans made to EquityBuild and its affiliates, but also for the purpose of responding to myriad inquiries regarding the management and financial and physical condition of the various properties. On February 1, 2019, the Receiver and his counsel met with available lenders' counsel to, among other things, answer common questions posed by the lenders. Eight counsel representing several lenders participated in this meeting in person or by telephone, along with the Receiver and his counsel.

By May 23, 2019, the Receiver, working in connection with his counsel, accountants, and property managers, will provide the lenders with accounting reports relating to rents from each property as required by the February 13, 2019 Order. The Court recently entered an Order for the Receiver to issue this reporting by May 23, 2019. (*See* Docket No. 344)

m. Open Litigation

Since the filing of the Second Status Report, this Court lifted the automatic stay of litigation in the matter captioned *Byrd v. EquityBuild, et al.*, Case No. 18 L 973, Circuit Court of Cook County, Law Division. (Docket No. 267, Notification of Docket Entry) This Order provided, among other things, that the stay was lifted and allowed plaintiff to proceed in a limited fashion against EquityBuild, Inc., Equity Building, Inc., and Paper Street Realty LLC, only to the extent of the amount of available insurance coverage (if any). As part of the agreement reached, plaintiff, as well her attorneys and/or representatives, waived her claims against the Receivership Estate for any amount in excess of applicable insurance coverage and agreed to not file any claim as part of the claims process in this action. (*Id.*)

n. Securing Bank and Investment Accounts

The Receiver has notified, contacted, and conferred with the banks and other financial institutions that the Receiver has been able to identify as having custody or control of any funds, accounts, or other assets held by, in the name of, or for the benefit of, directly or indirectly, any and all of the Receivership Defendants. In certain instances, the Receiver has liquidated the funds or accounts and transferred all proceeds to the accounts established by the Receiver for the operation and benefit of the Receivership estate. On February 26, 2019, Wells Fargo disclosed to the Receiver that there has been activity in certain accounts covered by the Court's asset freeze order. Without notice to the Receiver or his prior authorization, it appears Wells Fargo has allowed

funds to be deposited, withdrawn, and charged off and closed in certain of these accounts. In most instances, these accounts hold *de minimis* amounts. The Receiver immediately demanded information from Wells Fargo, but has not yet received the records, information, or explanation the Receiver requested. As of the filing of the Third Status Report, the best information available to the Receiver suggested that the total amounts on deposit had actually increased by approximately \$10,000.

o. Contact with Investor Victims

Since his appointment, the Receiver has received thousands of emails and voicemails from investors and has asked investors for patience during this lengthy process because responding to individual inquiries depletes Receivership assets. To ease the burden and provide basic information, the Receiver has established a web page (<http://rdaplawnet.com/receivership-for-equitybuild>) for investors and other interested parties to obtain information and certain court filings related to the Receivership estate. A copy of this Status Report will be posted on the Receiver's web page. And as previously indicated, the Receiver is continuously updating his list of known investors in the Receivership Defendants' fraudulent offerings as investors provide additional or updated contact information.

p. Tax Issues

With respect to tax implications relating to the Defendants' scheme, the Receiver cannot advise the investors on tax matters and informed investors accordingly by the letter sent on September 21, 2018. Moreover, the Receiver and his retained professionals do not plan to issue 1099s. With respect to valuation, loss, or other tax issues, investors and their tax advisors may wish to seek independent tax advice and consider IRS Rev. Proc. 2009-20 and IRS Rev. Rul. 2009-

9. For 2018 tax returns, investors and their tax advisors may wish to consult Page 6 of the instructions to Form 4684.

Whitley Penn was retained to prepare income tax returns for EquityBuild and its affiliates for the tax years 2016 and 2017. Whitley Penn has reported that its efforts have been significantly challenged by EquityBuild's information and record keeping practices. Whitley Penn has been working with the Receiver to obtain necessary documents and information in order to prepare and file what it presently anticipates as 32 tax returns.⁵ Twelve entities were previously classified as having an undetermined tax filing status.⁶ Based on further information from former EquityBuild employees, Whitley Penn determined these entities do not have a filing requirement. As to the entities for which a return is being prepared, Whitley Penn has been reviewing the properties owned by each of the entities and compiling income and expense reports for each of the properties. Whitley Penn expects returns for those entities in which complete data is available to be filed by June 30, 2019.

Additionally, BrookWeiner was retained to perform accounting, tax, and related work regarding assets of the Receivership Defendants such as the accounting for ongoing business

⁵ These thirty two entities are 11318 S Church St Associates, 1401 W 109th Associates, 1516 E 85th Pl Associates, 4750 Indiana LLC, 4755 S Saint Lawrence Associates, 526 W 78th LLC, 6759 S Indiana Associates, 6807 S Indiana Associates, 8809 S Wood Associates, 1700 W Juneway LLC, 4533-37 S Calumet LLC, 5450 S Indiana LLC, 7749-59 S Yates LLC, South Side Development Fund 1 LLC, South Side Development Fund 4 LLC, South Side Development Fund 5 LLC, SSDF1 Holdco 2 LLC, SSDF2 Holdco 3 LLC, SSDF3 Holdco 1, SSDF4 Holdco 1 LLC, SSDF4 Holdco 2 LLC, SSDF4 Holdco 3 LLC, SSPH Portfolio 1 LLC, Equitybuild Inc., 3400 Newkirk LLC, South Side Development Fund 3 LLC, SSDF1 Holdco 1 LLC, SSDF2 Holdco 1, SSDF3 Holdco 2 LLC, SSDF5 Holdco 1 LLC, SSPH Holdco 1, and SSDF2 Holdco 2 LLC.

⁶ These twelve entities are 1422 E 68th LLC 7107-29 S Bennett LLC, 7823 Essex LLC, EB South Chicago 1 LLC, EB South Chicago 1 Manager LLC, EB South Chicago 2 LLC, SSDF2 Holdco 2 LLC, SSDF5 Holdco 2 LLC, SSPH Holdco 2 LLC, 1632 Shirley LLC, 8217 Dorchester LLC, and Hybrid Capital Fund LLC.

operation of the Receivership Defendants. BrookWeiner prepared and filed employment tax returns for various states for the third and fourth quarters of 2018 for EquityBuild and the Receivership Estate. In addition, they prepared forms W-2 for 2018 for both EquityBuild and the Receivership Estate. They also prepared the 2018 1099s for the Receivership Estate. BrookWeiner is waiting on information from Whitley Penn to send out the 1099s for EquityBuild.

q. Accounts Established by Receiver for the Benefit of the Receivership Estate

The Receiver has established custodial accounts at a federally insured financial institution to hold all cash equivalent Receivership property. The interest-bearing checking account is used by the Receiver to collect liquid assets of the estate and to pay the portfolio-related and administrative expenses. The Receiver has also established separate interest-bearing accounts for the purpose of depositing and holding funds from the sale of real estate encumbered by secured debt until such time as it becomes appropriate to distribute such funds, upon Court approval, to the various creditors of the Estate, including but not limited to the defrauded investors or lenders.

II. FINANCIAL CONDITION OF RECEIVERSHIP AND PROJECTED FUTURE EXPENSES

The Receivership Estate's 113 real estate properties hold substantial value. Preserving that value has required, and will continue to require, significant property management efforts and a deliberate approach to liquidating them. From its inception, the Receivership Estate faced liquidity problems due in large measure to the state of affairs that led to the lawsuit being filed against the Defendants. Assets seized by the Receiver and rental income from the properties provided a limited degree of liquidity to preserve, maintain, and operate the Receivership Estate's 113 real estate properties. From the start of the Receivership until February 13, 2019, the Receiver utilized rents to preserve and maintain the portfolio of properties in the Receivership Estate, in accordance with the Order Appointing Receiver and the Court's denial of requests from institutional lenders to

preclude the Receiver from using rents to preserve the portfolio. On October 23, 2018, Judge Lee expressly rejected a request to discontinue use of rents in this fashion, and later Magistrate Judge Kim, who was assigned to resolve motions filed in regards to the rents, rejected a similar oral request, pending resolution of motions before the Court addressing the issue.

On February 13, 2019, the Court ruled on the motion and made a determination that moving forward the Receiver could “not commingle the Rents” and that he must “use the Rents from each property solely for the benefit of that particular property.” (Docket No. 223, at 9.) As a result of this ruling, properties that do not generate income sufficient to pay operating expenses need funds from elsewhere in the Receivership Estate to ensure they are preserved and maintained until they can be sold. This has created challenges, given that there were properties in the Estate that the Receiver has been charged with preserving and maintaining that did not have enough operating income to cover all of their expenses, including for example to meet health and safety needs, to comply with state court orders, to avoid being lost to tax sales, or to address other exigencies, thereby creating some immediate cash shortages. Notably, many of the properties facing such challenges (which are further discussed below) are the subject of the Receiver’s pending motions to approve the sale of real estate. (See Docket Nos. 228, 325, 327 & 329) As to amounts that were used from certain properties with positive net operating income for the benefit of other properties with negative net operating income the Receiver and his retained professionals are developing reports for each of the impacted properties. Once such reports are completed, to the extent enough funds are later available from the sales of properties that received the benefit of funds from other properties or otherwise (*e.g.*, from funds received from unencumbered properties), the Receiver anticipates reimbursing the accounts of properties from which such funds were transferred.

The Receiver is prioritizing the sale of such properties, as appropriate and consistent with an orderly liquidation plan that seeks to maximize the amounts obtained from each sale. (See Docket No. 166, Liquidation Plan at 2-5). One example of such efforts is the sale of the 6160 S. King Drive property, which had very few tenants (and a squatter) and property management and repair expenses associated with crime related activities in the area. That property was part of the first tranche of properties recommended for sale by the Receiver. The sale of the 6160 S King Drive property closed on April 30, 2019.

The Receiver has worked to preserve such underperforming properties, until they can be sold, for several reasons. In less complex circumstances, for a number of these properties, a borrower might simply “turn over the keys” to a lender or otherwise abandon a property. However, the situation at bar is far from simple or normal given the complexity of the fraud and Ponzi scheme. Here, not only do the overwhelming number of properties have competing claimants for priority, but many properties have fractional ownerships such that they may have dozens of mortgagees, making “turn over” practically impossible. Furthermore, given the nature of the fraud, payments of old debt service from new investments appear to be part of the scheme (*see* Complaint, ¶¶ 3, 5, 7, 39, 44-45, 59, 60-64) and therefore need to be unwound before any such turnover can occur.

Moreover, the properties that are not performing as well as others still maintain significant value. For example, even if the property is worth less than what the mortgage may be – which appears to be a common theme compounded by deliberately inflated valuations – the proceeds from the sales of such properties can still provide a meaningful source of recovery for victims of the fraud. For example, while twenty mortgagees of a property may have loaned \$3 million in connection with acquisition of a property, if the property is sold for \$2 million (*i.e.*, a \$1 million

loss), they will be able to share in recovery from \$2 million in sales proceeds. It would not mean the property is valueless, but only that it will not be able to make the secured creditors whole. Beyond those issues, maintaining the properties is important to preserve their value for purposes of sale. For example, a large, mostly vacant property cannot generate sufficient income without tenants; but without improvements it cannot gain tenants. And, a property with some tenants must maintain basic health and safety requirements and make the premises a good and safe place to live. Such properties will still be required to pay real estate taxes, will have utility costs, and must be protected and comply with building code and other requirements at a basic level that requires property management services. As a result, the Receiver must continue to preserve those properties until they can be sold and a claims process established and implemented.

As to the cash shortages for the underperforming properties, during the first quarter of 2019, the Receivership Estate was challenged by diminishing operating capital to pay for urgent and immediate expenses. The Receiver filed a motion for contingent interim financing (Docket No. 322), which the Court approved, to avoid a host of potentially imminent and deleterious consequences ranging from loss of assets by tax sales, to the discontinuation of utility services, to the persistence of life and safety hazards, to lack of adequate insurance. However, the need for this short-term financing was obviated by the Receiver's ability to close on the first tranche of properties, following the District Court's adoption of the Magistrate Judge's report and recommendation as to the sale of the first tranche of properties. (See Docket Nos. 344 & 346)

A number of the properties in the Receivership Estate have been delinquent in the payment of 2017 Cook County property taxes. At the end of the first quarter of 2019, twenty-four properties

had delinquent 2017 taxes in the amount of \$406,428.05.⁷ As of this filing, the Receiver expects all of these amounts will be paid on or before May 1, 2019 to avoid these properties being subject to a tax sale on May 3, 2019. Additionally, many of the properties in the Receivership Estate remain delinquent in the payment of the first installment 2018 Cook County property taxes with a total balance due of \$548,346.40 as of April 25, 2019.⁸ (Attached as Exhibit 2 is a spreadsheet that includes 2017 and 2018 delinquent property taxes on a property-by-property basis as of April 25, 2019.)

There also are unpaid water bills on various properties in the Receivership Estate, which totaled at least \$307,158.17 as of April 11, 2019. The Receiver is communicating with the City of Chicago to avoid interruptions in service for the delinquent buildings.⁹ (Attached as Exhibit 3 is a spreadsheet that includes outstanding water accounts on a property-by-property basis as of April 11, 2019.) The Receiver also has recently paid \$76,781.92 in delinquent gas bills to avoid service interruptions on various properties in the portfolio.

The Receivership's insurance broker has indicated that a reasonable but conservatively high estimate of the anticipated cost for renewing insurance due by the end of May is approximately \$190,000 and about \$54,000 for monthly insurance premiums thereafter. These are

⁷ For those properties that lack sufficient funds to pay their own taxes, the Receiver will pay the taxes out of the unencumbered funds until those properties are sold and funds for previously paid taxes can be returned.

⁸ Notably, \$123,455.60 for 2017 property taxes and \$71,048.09 for 2018 property taxes would be paid out of the sale proceeds for the first tranche of properties, to the extent the properties close by May 1, 2019.

⁹ On April 26, 2019, the Receiver paid \$27,837.00 for water payment on 7500 S. Eggleston and \$21,462.80 for water payment on 7549 S. Essex in order to obtain full payment certificates and close on those properties. The Receiver expects approximately \$115,000.00 for delinquent water charges on the remaining four properties in the first tranche will be paid from sales proceeds in connection with the closings of the sales of the first tranche of properties.

protections for all Receivership Assets. As properties are sold over time, the monthly insurance costs will be gradually reduced.

Orders recently entered in the Circuit Court of Cook County require replacement of two porches (at 7760 S. Coles and 8107 S. Ellis), at a cost of approximately \$96,958. The Receiver has already paid \$28,730 for the required work, leaving a balance of approximately \$68,228. There is also approximately \$355.05 for monthly payments to maintain two selected data platforms.

This list of expenses does not include any amounts claimed by pre-Receivership creditors, who will have an opportunity to submit proof of claims in due course. The Receiver also is tracking the identity and amounts alleged due from various creditors of EquityBuild and its affiliates. To date, the Receiver has identified at least 138 additional creditors who seek payment for amounts in excess of \$585,500.00. Nor do listed expenses include the cost of potential repairs associated with any of the properties (other than the porches identified above), which could be substantial. The Receiver and his retained professionals are evaluating the extent which repairs must and/or should be made.

The Receiver has approached representatives of many of the institutional lenders seeking a release of money they are holding as reserves for property taxes, insurance, and capital expenditures. Outside of payments for property taxes on less than a handful of properties, the lenders have not agreed to release of these funds despite those requests.

The Receiver also plans to file an application for professional fees and expenses for the third and fourth quarters of 2018, with approximate amounts of those professional fees and expenses identified in the Second Status Report. (Docket No. 258)

III. RECEIVER'S FUND ACCOUNTING

The Receiver's Standardized Fund Accounting Report ("SFAR") for the First Quarter 2019 is attached hereto as Exhibit 4. The SFAR sets forth the funds received and disbursed from the Receivership Estate during this reporting period. As reported in the SFAR, the amount of cash on hand as of March 31, 2019 was \$232,751.46. The information reflected in the SFAR is based on records and information currently available to the Receiver. The Receiver and his advisors are continuing with their evaluation and analysis.

IV. RECEIVER'S SCHEDULE OF RECEIPTS AND DISBURSEMENTS

The Receiver's Schedule of Receipts and Disbursements ("Schedule") for the First Quarter 2019 is attached hereto as Exhibit 5. The Schedule reflects \$499,322.08 in receipts and \$266,570.62 in disbursements as of March 31, 2019.

With respect to disbursements, the \$35,194.93 paid to the Cook County Clerk for property taxes on EquityBuild (EB) properties reflects the Receiver's payment of the first installment of 2018 Cook County real estate taxes for properties identified on Exhibit 6.

In addition to the property tax payments paid directly by the Receiver, and at the direction of the Receiver, the property manager WPD Management made property tax payments from net operating income it held with respect to each of the properties listed in Exhibit 7.

V. RECEIVERSHIP PROPERTY

All known Receivership Property is identified and described in the Master Asset List attached hereto as Exhibit 8. (The Receiver previously set forth a list of real estate within the Receivership Estate in his first status report. (*See* Docket No. 107, Exhibit 1))

The Master Asset List identifies 53 checking accounts in the names of the affiliates and affiliate entities included as Receivership Defendants, reflecting a total amount transferred to the

Receiver's account of \$105,870.94. Of these funds, \$30,820.87 came from an account in the name of 1632 Shirley LLC, which relates to the Mississippi properties discussed earlier. The amount transferred to the Receiver also reflects \$75,000 that EquityBuild received from an investor; the funds were wired prior to the appointment of the Receiver and cleared after the appointment. The Receiver is working to determine whether either or both of these accounts constitute and/or contain Receivership Assets and is in discussions with counsel for the above-referenced investor as to the latter amounts.

The Master Asset List does not include assets and potentially recoverable assets for which the Receiver is still evaluating the value, potential value, and/or ownership interests. The Receiver is in the process of evaluating certain other types of assets that may be recoverable by the Receivership Estate, including but not limited to charitable donations, loans, gifts, settlements for which payment has not yet been received, and other property given to family members, former employees, and others.

VI. LIQUIDATED AND UNLIQUIDATED CLAIMS HELD BY THE RECEIVERSHIP ESTATE

The Receiver and his attorneys are in the process of analyzing and identifying potential claims, including, but not limited to, potential fraudulent transfer claims and claims for aiding and abetting the fraud of the Receivership Defendants.

VII. CREDITORS AND CLAIMS AGAINST THE RECEIVERSHIP ESTATE

On February 22, 2019, the Receiver filed a motion to approve a claims process, which would allow all potential claimants to submit a claim and supporting documentation. (Docket No. 241) This motion has been referred to Magistrate Judge Young B. Kim. (Docket No. 245) The institutional lenders filed multiple objections and their own cross-motion for expedited priority

hearing and discovery. (Docket Nos. 280, 282, & 285) The Court has not yet ruled on the Receiver's motion to establish a claims process.

In that motion, the Receiver sought entry of an order establishing a date approximately 120 days from entry of an order on that motion as the deadline by which all investors, creditors, and other claimants must submit all claims against EquityBuild (the "Bar Date"). This Bar Date has not yet been established.

The Receiver also sought Court approval to retain a third-party vendor – Axos Fiduciary Services – to setup and host a claims portal for the Receiver (hereinafter "Axos Claims Portal"). If the Court approves the Receiver's proposed process, the Receiver will serve all known potential claimants of which the Receiver is currently aware by email (through Axos Fiduciary Services email noticing service), to the extent he has an email address,¹⁰ or by regular mail if he has a known mailing address and no known email address, with a bar date notice and link to the Axos Claims Portal containing a proof of claim form. Claimants would be provided a link to the Axos Claims Portal where they will be prompted to create login information, complete and submit proof of claim forms (which can be amended prior to the Bar Date), and upload all supporting documentation. Each claimant would be required to complete and sign the Claim Form under penalty of perjury and submit to the Axos Claims Portal before the Bar Date with supporting documentation. The claimant would be required to provide the amount(s) that he or she contends is owed, as well as legible copies of documents supporting the claim or, if such documents are not available, an explanation as to why documentation is lacking. The bar date notice, proof of claim

¹⁰ Potentials claimants are encouraged to make sure emails from rdapl@rdapl.net domain are whitelisted (add the address to the safe senders) to prevent redirection or bouncing of emails from the Receiver to spam and/or junk folders.

form, and link to the Axos Claims Portal will be displayed on the Receiver's webpage at the following link <http://rdaplawnet.com/receivership-for-equitybuild>.

The Receiver anticipates that investigating and calculating the claims of investors and creditors will take at least a year from the Bar Date because the process will entail the final review and confirmation of all investor and non-investor claims by the Receiver, and if appropriate, the filing of objections to any claims determinations and resolution of claims disputes by the Court. In connection with his motion to approve the claims process, the Receiver asked the Court to set a status date on the claims process thirty (30) days after the Bar Date at which point the Receiver intends to propose a timetable for the remaining stages of the claims process and discovery schedule relating to same. However, the Receiver also anticipates there may be instances where interim distributions may be possible including, for instance, with respect to properties where there are limited claims for which amounts claimed are not in dispute or can be resolved expeditiously.

Thereafter, the Receiver will analyze the claims and propose for Court approval a just and fair distribution plan. Upon formulation of a distribution plan, the Receiver will file a motion with the Court, giving notice to all investors and other known creditors of the Receivership Estate, of the Receiver's motion for Court approval of a distribution plan. At that point, the Receiver anticipates a process through which claimants may file objections. The Receiver presently expects that the soonest he could propose a comprehensive distribution plan to the Court following a claims process would be in 2020. Distribution of funds pursuant to a distribution plan would depend on when funds have been received by the Receivership Estate, including with respect to claims pursued by the Receiver (with Court approval). That timing is too speculative at this point for the Receiver to project with reasonable certainty.

VIII. CONCLUSION

At this time, the Receiver recommends the continuation of the Receivership for at least the following reasons:

1. Preservation, maintenance, and operation of the assets in the Receivership Estate including but not limited to the real estate assets;
2. The continued investigation and analysis of assets and potentially recoverable assets for which the Receiver is still evaluating the value, potential value, and/or ownership interests;
3. The continued efforts of the Receiver to liquidate various assets of the Receivership Estate;
4. The continued investigation and analysis of the potential claims against the Receivership Estate, including, but not limited to, the claims and records of investors;
5. The continued investigation, analysis, and recovery of potential fraudulent transfer claims and claims against third parties relating to the Receivership Estate;
6. The continued analysis and formulation, in consultation with the SEC, of a just and fair distribution plan for the creditors of the Receivership Estate, and the subsequent notice to investors and potential claimants, and submission of a motion for Court approval, of such plan; and
7. The carrying out of any other legal and/or appointed duties of the Receiver as identified in the August 17, 2018, Order Appointing Receiver, or as the Court deems necessary.

Dated: April 30, 2019

Kevin B. Duff, Receiver

By: /s/ Michael Rachlis

Michael Rachlis (mrachlis@rdaplawn.net)
Nicole Mirjanich (nm@rdaplawn.net)
Rachlis Duff Peel & Kaplan, LLC
542 South Dearborn Street, Suite 900
Chicago, IL 60605
Phone (312) 733-3950; Fax (312) 733-3952

CERTIFICATE OF SERVICE

I hereby certify that I provided service of the foregoing Receiver's Second Status Report, via ECF filing, to all counsel of record on April 30, 2019.

I further certify I caused to be served the Defendant Jerome Cohen via e-mail:

Jerome Cohen
1050 8th Avenue N
Naples, FL 34102
jerryc@reagan.com
Defendant

/s/ Michael Rachlis

Michael Rachlis
Rachlis Duff Peel & Kaplan, LLC
542 South Dearborn Street, Suite 900
Chicago, IL 60605
Phone (312) 733-3950
Fax (312) 733-3952
mrachlis@rdaplawn.net

EXHIBIT 1

EXHIBIT 1
RECEIVERSHIP DEFENDANTS

The Receivership Defendants include but are not limited to the entities listed below. Parenthetical information reflects state of organization (where needed to distinguish entities of similar name).

- EquityBuild, Inc.
- EquityBuild Finance LLC
- 109 N. Laramie, Inc.
- 400 S. Kilbourn LLC
- 1422 E68 LLC
- 1632 Shirley LLC
- 1700 Juneway LLC
- 2136 W 83RD LLC
- 2537 N McVicker LLC
- 3400 Newkirk, LLC
- 4520-26 S. Drexel LLC - n/k/a SSDF1 4520 S Drexel LLC
- 4528 Michigan LLC
- 4533-37 S. Calumet LLC
- 4611-17 S. Drexel, LLC
- 4750 Indiana LLC – n/k/a 4750 S Indiana, LLC
- 4755 S Saint Lawrence Association Co.
- 5001 S. Drexel LLC (DE)
- 5001 S. Drexel LLC (IL)
- 5411 W Wrightwood LLC
- 5450 S. Indiana LLC
- 5618 S MLK LLC
- 5955 Sacramento, Inc.
- 6001 Sacramento, Inc.
- 6217-27 S. Dorchester LLC
- 6250 S. Mozart, LLC
- 6356 California, Inc.
- 6437 S Kenwood, LLC
- 6951 S Merrill LLC
- 7024 S. Paxton LLC
- 7026 Cornell, Inc.
- 7107-29 S Bennett LLC
- 7109 S. Calumet LLC
- 7201 Constance Inc.
- 7201 S Constance LLC
- 7304 St. Lawrence, Inc.
- 7450 Luella LLC
- 7546 Saginaw, Inc.

- 7546 S. Saginaw LLC
- 7600 S Kingston, LLC
- 7625 East End, Inc.
- 7625-35 S. East End LLC
- 7760 Coles, Inc.
- 7635 East End, Inc.
- 7748 S. Essex LLC
- 7749-59 S. Yates LLC
- 7752 S. Muskegon LLC
- 7823 Essex LLC
- 7922 S Luella LLC
- 7927-49 S Essex LLC
- 7933 S Kingston LLC
- 7945 S Kenwood LLC
- 8000 Justine, Inc.
- 8100 S. Essex LLC
- 8104 S Kingston LLC
- 8153 S Avalon LLC
- 8209 S. Ellis, LLC
- 8214 Ingleside, Inc.
- 8217 Dorchester LLC
- 8311 S Green LLC
- 8432 S Throop Associates
- 8725 S Ada LLC
- 8745 S Sangamon LLC
- 8801 S Bishop LLC
- 8809 S Wood Associates
- 9158 S Dobson LLC
- 11318 S Church St Associates
- Amalgamated Capital Fund II LLC
- Amalgamated Capital Fund III LLC
- Chicago Capital Fund I LLC
- Chicago Capital Fund II LLC
- Chief Management LLC
- EB 6558 S. Vernon LLC
- EB Property Holdings LLC
- EB South Chicago 1, LLC
- EB South Chicago 2, LLC
- EB South Chicago 3 LLC
- EB South Chicago 4 LLC
- EB South Chicago 1 Manager, LLC
- EB South Chicago 2 Manager, LLC
- Eretz Private Capital LLC
- Friendship LLC

- Great Lakes Development Corp LLC
- Hard Money Company, LLC
- Heartland Capital Fund I LLC
- Heartland Capital Fund II, LLC
- Heartland Development Fund I LLC
- Heartland Private Capital, LLC
- Hybrid Capital Fund LLC
- Offsite Asset Management I LLC
- Offsite Asset Management II LLC
- Offsite Asset Management LLC
- Phoenix Capital Finance LLC
- Portfolio Asset Holdings LLC
- Portfolio Mezzanine Lender, LLC
- Rothbard Equity Fund LLC
- South Shore Property Holdings LLC (DE)
- South Shore Property Holdings LLC (WY)
- South Shore Property Holdings I LLC
- South Shore Property Holdings II LLC (DE)
- South Shore Property Holdings II LLC (WY)
- South Shore Property Holdings III LLC
- South Side Development Fund 1 LLC
- South Side Development Fund 2 LLC
- South Side Development Fund 3 LLC
- South Side Development Fund 4 LLC
- South Side Development Fund 5 LLC
- South Side Development Fund 6 LLC
- South Side Development Fund 7 LLC
- South Side Development Fund 8, LLC
- SSDF1 4611 S. Drexel LLC
- SSDF1 6751 S Merrill LLC
- SSDF1 7110 S Cornell LLC
- SSDF1 Holdco 1, LLC
- SSDF1 Holdco 2 LLC
- SSDF1 Holdco 3 LLC
- SSDF1 Holdco 4 LLC
- SSDF2 1139 E 79th LLC
- SSDF2 Holdco 1 LLC
- SSDF2 Holdco 2 LLC
- SSDF2 Holdco 3 LLC
- SSDF3 Holdco 1 LLC
- SSDF3 Holdco 2 LLC
- SSDF4 638 N Avers LLC
- SSDF4 701 S 5th LLC
- SSDF4 6217 S. Dorchester LLC

- SSDF4 6250 S. Mozart LLC
- SSDF4 7024 S Paxton LLC
- SSDF4 7255 S. Euclid LLC
- SSDF4 Holdco 1 LLC
- SSDF4 Holdco 2 LLC
- SSDF4 Holdco 3 LLC
- SSDF4 Holdco 4 LLC
- SSDF4 Holdco 5 LLC
- SSDF4 Holdco 6 LLC
- SSDF5 Holdco 1 LLC
- SSDF5 Portfolio 1 LLC
- SSDF6 6160 S MLK LLC
- SSDF6 6244 S MLK LLC
- SSDF6 Holdco 1 LLC
- SSDF6 Holdco 2 LLC
- SSDF7 2453 E 75TH LLC
- SSDF7 7600 S Kingston LLC
- SSDF7 Holdco 1 LLC
- SSDF7 Holdco 2 LLC
- SSDF7 Holdco 3 LLC
- SSDF7 Holdco 4 LLC
- SSDF7 Marquette Park LLC
- SSDF7 Portfolio 1 LLC
- SSDF8 Holdco 1 LLC
- SSDF8 Portfolio 1 LLC
- SSPH 6951 S Merrill LLC
- SSPH 7927-49 S. Essex LLC
- SSPH 11117 S Longwood LLC
- SSPH Holdco 1 LLC
- SSPH Holdco 2 LLC
- SSPH Portfolio 1 LLC
- SSPH Springer LLC
- Tikkun Holdings, LLC
- Any affiliate entity of EquityBuild Inc., EquityBuild Finance LLC, Jerome Cohen, and/or Shaun Cohen

EXHIBIT 2

Outstanding Property Taxes as of April 25, 2019

Property Address	Alternative Address	Total 2017 Delinquent Taxes	1st Inst 2018 Delinquent Taxes
5001 S Drexel Boulevard	909 E 50th Street	\$0.00	\$0.00
8100 S Essex Avenue		\$67,710.06	\$33,292.43
7500-06 S Eggleston Avenue		\$0.00	\$0.00
7549-59 S Essex Avenue		\$0.00	\$0.00
6160-6212 S Martin Luther King		\$0.00	\$0.00
		\$20,163.55	\$20,601.08
7927-29 S Essex Avenue		\$6,366.70	\$3,068.98
7933-35 S Essex Avenue		\$6,860.84	\$3,307.53
7937-39 S Essex Avenue		\$6,860.27	\$3,307.27
7943-45 S Essex Avenue		\$9,519.46	\$4,591.07
7947-49 S Essex Avenue		\$5,974.72	\$2,879.73
1700 Juneway Terrace		\$0.00	\$16,416.30
6949-59 S Merrill Avenue		\$0.00	\$0.00
4533-37 S Calumet Avenue		\$0.00	\$0.00
5450-52 S Indiana Avenue	118-132 E Garfield	\$0.00	\$0.00
7749 S Yates Boulevard		\$13,973.55	\$14,273.67
6437 S Kenwood Avenue		\$0.00	\$0.00
7109-19 S Calumet Avenue		\$0.00	\$0.00
1414 East 62nd Place		\$2,489.93	\$1,197.32
1418 East 62nd Place		\$1,176.04	\$562.94
7301-09 S Stewart Avenue		\$27,614.28	\$14,585.89
3030 E 79th Street		\$4,464.75	\$2,150.32
		\$4,474.63	\$2,155.14
		\$569.32	\$269.97
2909 E 78th Street		\$14,862.40	\$15,182.19
8047-55 S Manistee Avenue		\$11,506.00	\$11,751.28
1017 W 102nd Street		\$0.00	\$1,374.58
1516 E 85th Place		\$0.00	\$1,710.98
2136 W 83rd Street		\$0.00	\$1,391.81
417 Oglesby Avenue		\$0.00	\$0.00
7922 S Luella Avenue		\$0.00	\$0.00
7925 S Kingston Avenue		\$0.00	\$1,226.70
7933 S Kingston Avenue		\$0.00	\$1,229.01
8030 S Marquette Avenue		\$0.00	\$1,420.12
8104 S Kingston Avenue		\$0.00	\$1,848.54
8403 S Aberdeen Street		\$0.00	\$1,440.01
8405 S Marquette Avenue		\$0.00	\$1,289.02
8529 S Rhodes Avenue		\$0.00	\$1,664.39
8800 S Ada Street		\$0.00	\$0.00
9212 S Parnell Avenue		\$0.00	\$1,320.46
10012 S LaSalle Avenue		\$0.00	\$0.00
11318 S Church Street		\$0.00	\$0.00

Outstanding Property Taxes as of April 25, 2019

Property Address	Alternative Address	Total 2017 Delinquent Taxes	1st Inst 2018 Delinquent Taxes
3213 S Throop Street		\$0.00	\$0.00
3723 W 68th Place		\$0.00	\$0.00
406 E 87th Place		\$0.00	\$0.00
61 E 92nd Street		\$0.00	\$0.00
6554 S Rhodes Avenue		\$0.00	\$0.00
6825 S Indiana Avenue		\$0.00	\$0.00
7210 S Vernon Avenue		\$0.00	\$1,845.82
7712 S Euclid Avenue		\$0.00	\$1,543.04
7953 S Woodlawn Avenue		\$0.00	\$3,113.04
8107 S Kingston Avenue		\$0.00	\$1,595.23
8346 S Constance Avenue		\$0.00	\$1,106.35
8432 S Essex Avenue		\$0.00	\$1,463.51
8517 S Vernon Avenue		\$0.00	\$1,310.96
2129 W 71st Street		\$0.00	\$1,014.77
9610 S Woodlawn Avenue		\$0.00	\$1,404.39
5437 S Laflin Street		\$0.00	\$1,478.33
6759 S Indiana Avenue		\$0.00	\$970.31
7300-04 St Lawrence Avenue		\$0.00	\$4,563.62
7760 S Coles Avenue		\$0.00	\$7,146.74
1401 W 109th Place		\$0.00	\$1,524.94
310 E 50th Street		\$0.00	\$3,086.07
6807 S Indiana Avenue		\$0.00	\$1,881.55
8000 S Justine Street	1541 E 80th Street	\$0.00	\$4,573.13
8107 S Ellis Avenue		\$0.00	\$2,865.37
8209 S Ellis Avenue		\$0.00	\$9,146.30
8214 S Ingleside Avenue		\$0.00	\$5,807.40
5955 S Sacramento Avenue	2948-56 W 60th Street	\$16,537.68	\$7,926.79
6001 S Sacramento Avenue	2945-51 W 60th Street	\$0.00	\$5,487.79
7026 S Cornell Avenue		\$0.00	\$3,581.66
7237 S Bennett Avenue		\$0.00	\$10,191.52
7834-44 S Ellis Avenue		\$18,243.46	\$20,069.60
4520-26 S Drexel Boulevard		\$0.00	\$0.00
4611 S Drexel Boulevard		\$0.00	\$0.00
6751-57 S Merrill Avenue	2136 East 68th Street	\$0.00	\$0.00
7110 S Cornell Avenue		\$0.00	\$0.00
1131-41 E 79th Place		\$0.00	\$4,000.31
6217-27 S Dorchester Avenue		\$0.00	\$0.00
		\$0.00	\$0.00
6250 S Mozart Avenue	2832-36 W 63rd Street	\$0.00	\$9,774.49
638 N Avers Avenue		\$0.00	\$0.00
701 S 5th Avenue	414 Walnut	\$94,018.73	\$45,851.61
7024-32 S Paxton Avenue		\$0.00	\$0.00

Outstanding Property Taxes as of April 25, 2019

Property Address	Alternative Address	Total 2017 Delinquent Taxes	1st Inst 2018 Delinquent Taxes
7255-57 S Euclid Avenue	1940-44 E 73rd Street	\$0.00	\$7,737.42
3074 Cheltenham Place	7836 S Shore Drive	\$0.00	\$0.00
7625-33 S East End Avenue		\$0.00	\$0.00
7635-43 S East End Avenue		\$0.00	\$14,068.93
7750-58 S Muskegon Avenue	2818-36 E 78th Street	\$18,058.79	\$18,449.62
7201 S Constance Avenue	1825-31 E 72nd Street	\$3,960.46	\$12,134.07
2736 W 64th Street		\$0.00	\$3,001.34
4317 S Michigan Avenue		\$0.00	\$3,914.75
6355-59 S Talman Avenue	2616-22 W 64th Street	\$0.00	\$7,902.37
6356 S California Avenue	2804 W 64th Street	\$0.00	\$5,663.87
7051 S Bennett Avenue		\$0.00	\$10,463.29
7201-07 S Dorchester Avenue	1401 E 72nd Street	\$0.00	\$6,663.13
7442-48 S Calumet Avenue		\$0.00	\$6,341.40
7508 S Essex Avenue	2453-59 E 75th Street	\$0.00	\$0.00
7546 S Saginaw Avenue		\$0.00	\$6,818.46
7600 S Kingston Avenue	2527 E 76th Street	\$0.00	\$19,094.37
7656 S Kingston Avenue	2514-20 E 77th Street	\$0.00	\$9,306.42
7701 S Essex Avenue		\$0.00	\$0.00
7748-50 S Essex Avenue	2450-52 E 78th Street	\$0.00	\$17,863.64
7953-59 S Marquette Road	2708-10 E 80th Street	\$0.00	\$8,710.81
816-20 E Marquette Road		\$0.00	\$0.00
8201 S Kingston Avenue		\$0.00	\$5,243.86
8326-32 S Ellis Avenue		\$0.00	\$8,284.69
8334-40 S Ellis Avenue		\$8,114.72	\$8,128.32
8342-50 S Ellis Avenue		\$8,114.72	\$4,711.30
8352-58 S Ellis Avenue		\$8,114.58	\$7,312.54
11117-11119 S Longwood Drive		\$19,007.02	\$19,422.51
1422 East 68th Street		\$0.00	\$0.00
2800 E 81st Street		\$0.00	\$0.00
4750 S Indiana Avenue		\$0.00	\$0.00
5618 S Martin Luther King Drive		\$0.00	\$0.00
6558 S Vernon Avenue	416-24 E 66th Street	\$0.00	\$0.00
7450 S Luella Avenue	2220 East 75th Street	\$0.00	\$7,275.92
7840 S Yates Avenue		\$0.00	\$0.00

\$398,756.66

\$548,346.40

EXHIBIT 3

Exhibit 3

Outstanding Water Utility Account Balances as of April 11, 2019

<u>Property Address</u>	<u>Alternative Address</u>	<u>Utility (Water) Account Balance</u>
11117-11119 S Longwood Drive		\$4,509.54
1401 W 109th Place		\$1,011.59
1700 Juneway Terrace		\$18,778.50
2736 W 64th Street		\$2,001.30
2909 E 78th Street		\$6,864.48
310 E 50th Street		\$0.00
4317 S Michigan Avenue		\$821.28
5618 S Martin Luther King Drive		\$1,029.04
5955 S Sacramento Avenue	2948-56 W 60th Street	\$882.90
6001 S Sacramento Avenue	2945-51 W 60th Street	\$480.66
6160-6212 S Martin Luther King Drive		\$67,400.48
6250 S Mozart Avenue	2832-36 W 63rd Street	\$11,082.06
6355-59 S Talman Avenue	2616-22 W 64th Street	\$1,752.52
6356 S California Avenue	2804 W 64th Street	\$676.92
638 N Avers Avenue		\$3,785.00
6558 S Vernon Avenue	416-24 E 66th Street	\$1,317.54
6751-57 S Merrill Avenue	2136 East 68th Street	\$4,223.26
6807 S Indiana Avenue		\$186.68
7026 S Cornell Avenue		\$702.26
7109-19 S Calumet Avenue		\$22,145.10
7201 S Constance Avenue	1825-31 E 72nd Street	\$4,569.74
7201-07 S Dorchester Avenue	1401 E 72nd Street	\$1,074.46
7237 S Bennett Avenue		\$4,322.46
7255-57 S Euclid Avenue	1940-44 E 73rd Street	\$1,453.98
7300-04 St Lawrence Avenue		\$1,636.00
7546 S Saginaw Avenue		\$1,641.94
7600 S Kingston Avenue	2527 E 76th Street	\$0.00
7656 S Kingston Avenue	2514-20 E 77th Street	\$1,424.34
7748-50 S Essex Avenue	2450-52 E 78th Street	\$2,927.82
7760 S Coles Avenue		\$494.54
7927-29 S Essex Avenue		\$1,262.14
7933-35 S Essex Avenue		\$133.09
7937-39 S Essex Avenue		\$576.88
7943-45 S Essex Avenue		\$373.28
7947-49 S Essex Avenue		\$1,598.06
7953-59 S Marquette Road	2708-10 E 80th Street	\$761.58

Exhibit 3

Outstanding Water Utility Account Balances as of April 11, 2019

<u>Property Address</u>	<u>Alternative Address</u>	<u>Utility (Water) Account Balance</u>
8000 S Justine Street	1541 E 80th Street	\$818.32
8107 S Ellis Avenue		\$869.42
8209 S Ellis Avenue		\$2,143.90
8214 S Ingleside Avenue		\$829.86
8326-32 S Ellis Avenue		\$3,069.68
8334-40 S Ellis Avenue		\$1,804.86
8342-50 S Ellis Avenue		\$1,907.26
8352-58 S Ellis Avenue		\$1,540.16
9610 S Woodlawn Avenue		\$0.00
10012 S LaSalle Avenue		\$0.00
1017 W 102nd Street		\$13.42
1131-41 E 79th Place		\$0.00
11318 S Church Street		\$6.97
1414 East 62nd Place		\$0.00
1422 East 68th Street		\$0.00
1516 E 85th Place		\$6.97
2129 W 71st Street		\$0.00
2136 W 83rd Street		\$0.00
2800 E 81st Street		\$0.00
3030 E 79th Street		\$0.00
3074 Cheltenham Place	7836 S Shore Drive	\$11,442.02
3074 Cheltenham Place	7836 S Shore Drive	\$2,017.78
3213 S Throop Street		\$0.00
3723 W 68th Place		\$0.00
406 E 87th Place		\$7.67
4520-26 S Drexel Boulevard		\$8,462.20
4533-37 S Calumet Avenue		\$0.00
4611 S Drexel Boulevard		\$5,432.10
4750 S Indiana Avenue		\$0.00
5001 S Drexel Boulevard	909 E 50th Street	\$42,024.30
5437 S Laflin Street		\$0.00
5450-52 S Indiana Avenue	118-132 E Garfield	\$0.00
61 E 92nd Street		\$6.51
6217 S Dorchester Avenue		\$0.00
6437 S Kenwood Avenue		\$0.00
6554 S Rhodes Avenue		\$0.00

Exhibit 3

Outstanding Water Utility Account Balances as of April 11, 2019

<u>Property Address</u>	<u>Alternative Address</u>	<u>Utility (Water) Account Balance</u>
6759 S Indiana Avenue		\$0.00
6825 S Indiana Avenue		\$0.00
6949-59 S Merrill Avenue		\$0.00
7024-32 S Paxton Avenue		\$0.00
7051 S Bennett Avenue		\$0.00
7110 S Cornell Avenue		\$0.00
7210 S Vernon Avenue		\$0.00
7301-09 S Stewart Avenue		\$0.00
7442-48 S Calumet Avenue		\$0.00
7450 S Luella Avenue	2220 East 75th Street	\$0.00
7500-06 S Eggleston Avenue		\$25,947.14
7508 S Essex Avenue	2453-59 E 75th Street	\$0.00
7547-49 S Essex Avenue		\$19,849.98
7625-33 S East End Avenue		\$0.00
7635-43 S East End Avenue		\$0.00
7701 S Essex Avenue		\$2,577.56
7712 S Euclid Avenue		\$7.69
7749 S Yates Boulevard		\$0.00
7750-58 S Muskegon Avenue	2818-36 E 78th Street	\$0.00
7834-44 S Ellis Avenue		\$0.00
7840 S Yates Avenue		\$0.00
7922 S Luella Avenue		\$0.00
7925 S Kingston Avenue		\$7.67
7933 S Kingston Avenue		\$6.97
7953 S Woodlawn Avenue		\$0.00
8030 S Marquette Avenue		\$0.00
8047-55 S Manistee Avenue		\$0.00
8100 S Essex Avenue		\$319.54
8104 S Kingston Avenue		\$8.13
8107 S Kingston Avenue		\$8.82
816-20 E Marquette Road		\$0.00
8201 S Kingston Avenue		\$0.00
8346 S Constance Avenue		\$6.71
8403 S Aberdeen Street		\$0.00
8405 S Marquette Avenue		\$8.39
8432 S Essex Avenue		\$6.97

Exhibit 3

Outstanding Water Utility Account Balances as of April 11, 2019

<u>Property Address</u>	<u>Alternative Address</u>	<u>Utility (Water) Account Balance</u>
8517 S Vernon Avenue		\$2,090.11
8529 S Rhodes Avenue		\$7.67
8800 S Ada Street		\$0.00
9212 S Parnell Avenue		\$0.00
		\$307,158.17

EXHIBIT 4

STANDARDIZED FUND ACCOUNTING REPORT for EQUITYBUILD, INC., et al. - Cash Basis
 Receivership; Civil Court Docket No. 18-cv-05587
 Reporting Period 1/1/2019 to 3/31/2019

Fund Accounting (See Instructions):				
		<u>Detail</u>	<u>Subtotal</u>	<u>Grand Total</u>
Line 1	Beginning Balance (As of 1/1/2019):	\$307,345.37		\$307,345.37
	<i>Increases in Fund Balance:</i>			
Line 2	Business Income			
Line 3	Cash and unliquidated assets			
Line 4	Interest/Dividend Income	\$416.75		
Line 5	Business Asset Liquidation			
Line 6	Personal Asset Liquidation			
Line 7	Net Income from Properties	\$191,559.96		
Line 8	Miscellaneous - Other			
	Total Funds Available (Line 1-8):			\$499,322.08
	<i>Decrease in Fund Balance:</i>			
Line 9	Disbursements to Investors			
Line 10	Disbursements for receivership operations			
Line 10a	Disbursements to receiver or Other Professionals			
Line 10b	Business Asset Expenses ¹	(\$266,570.62)		
Line 10c	Personal Asset Expenses			
Line 10d	Investment Expenses			
Line 10e	Third-Party Litigation Expenses			
	1. Attorney Fees			
	2. Litigation Expenses			
	Total Third-Party Litigation Expenses		\$0.00	
Line 10f	Tax Administrator Fees and Bonds			
Line 10g	Federal and State Tax Payments			
	Total Disbursements for Receivership Operations		(\$266,570.62)	
Line 11	Disbursements for Distribution Expenses Paid by the Fund:			
Line 11a	Distribution Plan Development Expenses:			
	1. Fees:			
	Fund Administrator.....			
	Independent Distribution Consultant (IDC).....			
	Distribution Agent.....			
	Consultants.....			
	Legal Advisers.....			
	Tax Advisers.....			
	2. Administrative Expenses			
	3. Miscellaneous			
	Total Plan Development Expenses		\$0.00	
Line 11b	Distribution Plan Implementation Expenses:			
	1. Fees:			
	Fund Administrator.....			
	IDC.....			

STANDARDIZED FUND ACCOUNTING REPORT for EQUITYBUILD, INC., et al. - Cash Basis
 Receivership; Civil Court Docket No. 18-cv-05587
 Reporting Period 1/1/2019 to 3/31/2019

	Distribution Agent.....			
	Consultants.....			
	Legal Advisers.....			
	Tax Advisers.....			
	2. Administrative Expenses			
	3. Investor identification			
	Notice/Publishing Approved Plan.....			
	Claimant Identification.....			
	Claims Processing.....			
	Web Site Maintenance/Call Center.....			
	4. Fund Administrator Bond			
	5. Miscellaneous			
	6. Federal Account for Investor Restitution (FAIR) reporting Expenses			
	Total Plan Implementation Expenses			
	Total Disbursement for Distribution Expenses Paid by the Fund		\$0.00	
Line 12	Disbursement to Court/Other:			
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees			
Line 12b	Federal Tax Payments			
	Total Disbursement to Court/Others:			
	Total Funds Disbursed (Lines 1-9):			(\$144,679.61)
Line 13	Ending Balance (As of 3/31/2019):			\$232,751.46
Line 14	Ending Balance of Fund - Net Assets:			
Line 14a	Cash & Cash Equivalents			\$232,751.46
Line 14b	Investments (unliquidated Huber/Hubadex investments)			
Line 14c	Other Assets or uncleared Funds			
	Total Ending Balance of Fund - Net Assets			\$232,751.46

¹ Employment taxes (\$3,316.27); corporate tax (\$141.81); insurance (\$98,537.30); payroll service (\$177.00); property taxes (\$41,194.93); property repairs (\$28,730.00); property utilities (\$1,743.43); property management expenses (\$92,729.88).

STANDARDIZED FUND ACCOUNTING REPORT for EQUITYBUILD, INC., et al. - Cash Basis
Receivership; Civil Court Docket No. 18-cv-05587
Reporting Period 1/1/2019 to 3/31/2019

Receiver:

/s/ Kevin B. Duff

(Signature)

Kevin B. Duff, Receiver EquityBuild, Inc., et al.

(Printed Name)

Date:

April 24, 2019

EXHIBIT 5

Exhibit 5

EQUITYBUILD, INC. RECEIVERSHIP
Case No. 18-cv-05587
1st Quarter 2019
Schedule of Receipts and Disbursements

Beginning Balance 1/1/19			\$307,345.37
RECEIPTS			
	<u>Received From</u>	<u>Amount</u>	
	Gross rental income	\$191,559.96	
	Interest earned on Receiver's account	\$416.75	
	TOTAL RECEIPTS:		\$499,322.08
DISBURSEMENTS			
	<u>Paid To</u>	<u>Amount</u>	
	State (IL, LA, OK) and Federal Treasury Departments (employment taxes for 3d & 4th quarters 2018)	(\$3,316.27)	
	State Treasury Department (LA) (2017 past due corporate tax)	(\$141.81)	
	FIRST Insurance Funding Corp. ¹	(\$98,287.30)	
	Cincinnati Insurance Group (deductible on general liability insurance claim)	(\$250.00)	
	Paychex (payroll services)	(\$177.00)	
	Cook County Clerk (property taxes on EB properties)	(\$35,194.93)	
	Paper Street (property tax on 1700-08 Juneway Terrace)	(\$6,000.00)	
	Village of Maywood, Dept. of Water (past due bill for 701 55th Street)	(\$1,743.43)	
	Paper Street (property repairs to 7760 S. Coles & 8107 S. Ellis)	(\$28,730.00)	

EQUITYBUILD, INC. RECEIVERSHIP
Case No. 18-cv-05587
1st Quarter 2019
Schedule of Receipts and Disbursements

	WPD (property management expenses)	(\$82,500.00)	
	Paper Street (property management expenses)	(\$10,229.88)	
	TOTAL DISBURSEMENTS:		(\$266,570.62)
	Grand Total Cash on Hand at 3/31/19:		\$232,751.46
¹ Installments on premium finance agreement			

EXHIBIT 6

Exhibit 6

Receiver's Payment Of The First Installment Of 2018 Cook County Real Estate Taxes

Property Address	Amount of Receiver Payment
2736 W. 64th Street	\$2,762.34
4317 S. Michigan	\$1,029.92
7546 S Saginaw	\$3,207.20
8334-40 S. Ellis	\$151.81
8342-50 S. Ellis	\$3,469.31
8352-58 S. Ellis	\$943.71
5618 S. Martin Luther King	\$1,833.26
6558 S. Vernon	\$6,612.56
1700 Juneway	\$3,652.14
6751-57 S. Merrill	\$4,899.45
6250 S. Mozart	\$3,235.44
7255-57 S. Euclid	\$3,143.79
7625-33 S. East End Ave.	\$254.00
	Total \$35,194.93

EXHIBIT 7

Exhibit 7

Payment Of The First Installment Of 2018 Cook County Real Estate Taxes By Property Manager, WPD Management, At Direction of Receiver

Address	Amount of WPD Management Payment from January 2019 through April 24, 2019
7549 S. Essex	\$12,609.21
4533 S. Calumet	\$3,645.15
5001 S. Drexel	\$10,544.32
5450 S. Indiana	\$4,974.05
4520 S. Drexel	\$32,829.60
4611 S. Drexel	\$27,350.04
7110 S. Cornell	\$4,684.30
1131 E. 79th Place	\$3,648.70
6217 S. Dorchester	\$8,496.49
7024 S. Paxton	\$8,797.73
2453 E. 75th	\$2,644.07
816 E. Marquette	\$2,049.68
6951 S. Merrill	\$12,867.17
10012 S. LaSalle	\$918.05
11318 S. Church	\$1,281.75
3213 S. Throop	\$1,716.77
406 E. 87th	\$1,239.17
61 E. 92nd	\$1,080.13
6554 S. Rhodes	\$1,763.09
6825 S. Indiana	\$2,012.66
7836 South Shore Dr	\$11.73
7625 S. East End	\$6,552.61
7701 S. Essex	\$4,846.72
1422 E. 68th	\$3,058.93
2800-2806 E. 81st	\$5,201.59
4750 S. Indiana	\$3,222.30
2220-2226 E. 75th	\$1,059.86
7840 S. Yates	\$5,191.52
3723 W. 68th Place	\$1,576.86
7502 S. Eggleston	\$12,366.14
7502 S. Eggleston	\$11,151.10
4533 S. Calumet	\$3,527.23
5450 S. Indiana	\$5,364.96
816 E. Marquette	\$3,730.47

Exhibit 7

Payment Of The First Installment Of 2018 Cook County Real Estate Taxes By Property
Manager, WPD Management, At Direction of Receiver

Address	Amount of WPD Management Payment from January 2019 through April 24, 2019
2453 E. 75th	\$8,786.32
7701 S. Essex	\$5,246.26
7301 S. Stewart	\$2,606.71
7625 S. East End	\$4,207.43
7836 South Shore Dr	\$15,395.30
7844 S. Ellis	\$1,400.07
1131 E. 79th Place	\$8,436.16
6217 S. Dorchester	\$7,469.21
6437 S. Kenwood	\$13,213.61
7024 S. Paxton	\$11,323.87
5450 S. Indiana	\$224.34
7549 S. Essex	\$12,715.34
7922 S. Luella	\$1,816.55
8800 S. Ada	\$1,197.72
417 S. Oglesby	\$2,849.28
6437 S. Kenwood	\$4,150.89
	Total \$313,053.21

EXHIBIT 8

Exhibit 8

Master Asset List

Receiver's Account (as of 3/31/2019)		
Institution	Account Information	Amount
AXOS Fiduciary Services	Checking	\$232,751.46

Receivership Defendants' Accounts			
Institution	Account Information	Current Value ¹	Amount Transferred to Receiver's Account
Wells Fargo	Checking (53 accounts in the names of the affiliates and affiliate entities included as Receivership Defendants) ²	\$16,321.68 ³	\$105,870.94 ⁴
Wells Fargo	Checking (account in the names of Shaun Cohen and spouse)		\$23,065.43 ⁵
Byline Bank	Checking (2 accounts in names of Receivership Defendants)	\$21,828.73	
			Total: \$128,936.37

EquityBuild Real Estate Portfolio (in Illinois)	
For a list of the properties within the EquityBuild portfolio identified by property address, alternative address (where appropriate), number of units, and owner, <i>see</i> Exhibit 1 to the Receiver's First Status Report, Docket No. 107.	
Other, Non-Illinois Real Estate	
Description	Appraised Market Value
Single family home in Naples, Florida	±\$1,400,000.00 ⁶
	Approximate mortgage amount: \$500,000.00 Approximate value less mortgage: \$900,000.00
Single family home in Plano, Texas	±\$450,000.00
	Approximate mortgage amount: \$400,000.00 Approximate value less mortgage: \$50,000.00
Plot of land in Houston, Texas	To be determined

¹ The Current Value reflects the approximate balance in the frozen bank accounts.

² The Receiver is investigating whether each of these accounts is properly included within the Receivership Estate.

³ \$16,321.68 reflects the value as of 2/26/19, the date of the last update provided by Wells Fargo, despite the Receiver's continued efforts to gather further information on the frozen accounts.

⁴ This amount was transferred to the Receiver's Account as of 8/27/18, and is included as part of the total balance of the Receiver's Account as of 3/31/19.

⁵ This amount was transferred to the Receiver's account as of 11/8/18, and is included as part of the total balance of the Receiver's Account as of 3/31/19.

⁶ Source: www.zillow.com