

**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

**ORDER GRANTING RECEIVER'S TWENTY-FIFTH FEE APPLICATION
AND PARTIALLY APPROVING PAYMENT OF FEES, EXPENSES AND
PREVIOUSLY HELD-BACK FEES**

WHEREAS, on November 14, 2024, the Receiver filed his Twenty-Fifth Interim Application and Motion for Court Approval of Payment of Fees and Expenses of Receiver and Receiver's Retained Professionals for the Third Quarter of 2024 (Dkt. 1789);

WHEREAS, on January 7, 2025, the Court overruled the objections to the Receiver's Twenty-Fifth Fee Application and granted Receiver's Twenty-Fifth Fee Application (Dkt. 1826).

WHEREAS, the Receiver will be paid \$8,199.19 (without holdback) for fees allocated to Property 7 during the period covered by the application pursuant the Court's prior order. (Dkt. 1819, 1826)

NOW, THEREFORE, for the reasons stated at the January 7, 2025 hearing, the Court finds and ORDERS:

1. Adequate and fair notice has been provided to all interested and potentially interested parties as to the Receiver's Twenty-Fifth 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. The fee application is granted in its entirety, but with a holdback of 20% of the fees (but not expenses) requested in the application;

3. The Receiver is authorized to and shall disburse without delay the following:

a) funds from the Receiver's Account in the amounts of:

- i. \$770.00 to pay Prometheus for the approved expenses set forth on its invoice submitted with the Receiver's Twenty-Fifth Interim Application;
- ii. \$3,830.40 (less a 20% holdback) to pay Miller Kaplan for the approved fees set forth on its invoice submitted with the Receiver's Twenty-Fifth Interim Application, plus \$442.00 for approved expenses;
- iii. \$616.00 (less a 20% holdback) to pay KMA for the approved fees set forth on its invoice submitted with the Receiver's Twenty-Fifth Interim Application;
- iv. \$96,968.65 to pay Rachlis Duff & Peel, LLC for approved fees set forth on its invoices submitted with the Receiver's Twenty-Fifth Interim Application that have not been allocated to specific properties or previously paid (after application of a 20% holdback);
- v. \$3,359.02 to reimburse Rachlis Duff & Peel, LLC for approved expenses set forth on its invoices submitted with the Receiver's Twenty-Fifth Interim Application; and

b) funds from each of the property accounts (after application of a 20% holdback) in the amounts of the "Approved Interim Distribution Amount" set forth in

Exhibit A, which is attached hereto and made part of this Order, to the Receiver's Account in order to pay approved fees to Rachlis Duff & Peel, LLC.

4. The Court reserves final approval of the distribution of fees held back in accordance with this Order.

Entered:

A handwritten signature in black ink, appearing to read "Manish S. Shah", written over a horizontal line.

The Honorable Manish S. Shah

Date: 1/24/25

Exhibit A to 25th Fee Application Distribution Order

Prop #	Property Address	Account No.	Total Fees Allocated	20% Holdback	Approved Interim Distribution Amount
2	4533-47 S Calumet Avenue	0603	\$ 9,809.43	\$ 1,961.89	\$ 7,847.54
4	5450-52 S Indiana Avenue	0371	\$ 4,734.44	\$ 946.89	\$ 3,787.55
5	7749-59 S Yates Boulevard	0231	\$ 4,950.48	\$ 990.10	\$ 3,960.38
50	7760 S Coles Avenue	0405	\$ 3,918.26	\$ 783.65	\$ 3,134.61
51	1401 W 109th Place	0843	\$ 3,868.43	\$ 773.69	\$ 3,094.74
53	6807 S Indiana Avenue	1114	\$ 3,885.76	\$ 777.15	\$ 3,108.61
54	8000-02 S Justine Street	0413	\$ 4,195.24	\$ 839.05	\$ 3,356.19
55	8107-09 S Ellis Avenue	0421	\$ 4,646.69	\$ 929.34	\$ 3,717.35
56	8209 S Ellis Avenue	0439	\$ 4,623.51	\$ 924.70	\$ 3,698.81
57	8214-16 S Ingleside Avenue	0447	\$ 3,972.43	\$ 794.49	\$ 3,177.94
64	4611-17 S Drexel Boulevard	0868	\$ 3,751.17	\$ 750.23	\$ 3,000.94
69	6250 S Mozart Street	0512	\$ 4,400.47	\$ 880.09	\$ 3,520.38
70	638-40 N Avers Avenue	0363	\$ 1,790.86	\$ 358.17	\$ 1,432.69
73	7255-57 S Euclid Avenue	0884	\$ 4,533.18	\$ 906.64	\$ 3,626.54
80	2736-44 W 64th Street	0488	\$ 467.95	\$ 93.59	\$ 374.36
81	4315-19 S Michigan Avenue	0900	\$ 370.75	\$ 74.15	\$ 296.60
82	6355-59 S Talman Avenue	0520	\$ 595.49	\$ 119.10	\$ 476.39
83	6356 S California Avenue	0538	\$ 518.83	\$ 103.77	\$ 415.06
84	7051 S Bennett Avenue	0553	\$ 436.32	\$ 87.26	\$ 349.06
85	7201-07 S Dorchester Avenue	0579	\$ 430.58	\$ 86.12	\$ 344.46
86	7442-54 S Calumet Avenue	0975	\$ 416.32	\$ 83.26	\$ 333.06
87	7508 S Essex Avenue	0587	\$ 1,042.34	\$ 208.47	\$ 833.87
88	7546-48 S Saginaw Avenue	0355	\$ 382.83	\$ 76.57	\$ 306.26
89	7600-10 S Kingston Avenue	0298	\$ 566.76	\$ 113.35	\$ 453.41
90	7656-58 S Kingston Avenue	0306	\$ 405.92	\$ 81.18	\$ 324.74
91	7701-03 S Essex Avenue	0918	\$ 354.42	\$ 70.88	\$ 283.54
92	7748-52 S Essex Avenue	0215	\$ 598.41	\$ 119.68	\$ 478.73
93	7957-59 S Marquette Road	0595	\$ 438.18	\$ 87.64	\$ 350.54
94	816-22 E Marquette Road	0926	\$ 406.42	\$ 81.28	\$ 325.14
95	8201 S Kingston Avenue	0314	\$ 368.42	\$ 73.68	\$ 294.74
96-99	8326-58 S Ellis Avenue	0322	\$ 498.74	\$ 99.75	\$ 398.99
108	2800-06 E 81st Street	0942	\$ 4,056.61	\$ 811.32	\$ 3,245.29
109	4750-52 S Indiana Avenue	0959	\$ 4,297.96	\$ 859.59	\$ 3,438.37
110	5618-20 S Martin Luther King Drive	0504	\$ 4,127.50	\$ 825.50	\$ 3,302.00
111	6554-58 S Vernon Avenue	0546	\$ 4,261.40	\$ 852.28	\$ 3,409.12
112	7450 S Luella Avenue	0249	\$ 4,173.00	\$ 834.60	\$ 3,338.40
113	7840-42 S Yates Avenue	0967	\$ 4,160.00	\$ 832.00	\$ 3,328.00
Total			\$ 96,455.50	\$ 19,291.10	\$ 77,164.40