

**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-SIXTH FEE APPLICATION  
AND PARTIALLY APPROVING PAYMENT OF FEES, EXPENSES AND  
PREVIOUSLY HELD-BACK FEES**

WHEREAS, on February 13, 2025, the Receiver filed his Twenty-Sixth Interim Application and Motion for Court Approval of Payment of Fees and Expenses of Receiver and Receiver's Retained Professionals for the Fourth Quarter of 2024. (Dkt. 1846)

WHEREAS, on March 5, 2025, the Court overruled the objections to the Receiver's Twenty-Sixth Fee Application and granted Receiver's Twenty-Sixth Fee Application. (Dkt. 1853)

WHEREAS, the Receiver will be paid \$11,777.52 (without holdback) for fees allocated to Group 6 Properties 108-113 during the period covered by the application pursuant the Court's order. (Dkt. 1854)

NOW, THEREFORE, for the reasons stated in the Court's Order (Dkt. 1853), 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-Sixth 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. \$687.50 to pay Prometheus for the approved expenses set forth on its invoice submitted with the Receiver's Twenty-Sixth Interim Application;
- ii. \$4,238.80 to pay Miller Kaplan for the approved fees set forth on its invoice submitted with the Receiver's Twenty-Sixth Interim Application (less a 20% holdback);
- iii. \$1,243.00 to pay KMA for the approved fees set forth on its invoice submitted with the Receiver's Twenty-Sixth Interim Application (less a 20% holdback);
- iv. \$67,585.21 to pay Rachlis Duff & Peel, LLC for approved fees set forth on its invoices submitted with the Receiver's Twenty-Sixth Interim Application that have not been allocated to specific properties or previously paid (after application of a 20% holdback);
- v. \$16,694.44 to reimburse Rachlis Duff & Peel, LLC for approved expenses set forth on its invoices submitted with the Receiver's Twenty-Sixth Interim Application; and

b) funds from 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:



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

Date: March 10, 2025

**Exhibit A to 26th Fee Application Distribution Order**

<b>Prop #</b>	<b>Property Address</b>	<b>Account No.</b>	<b>Total Fees Allocated</b>	<b>20% Holdback</b>	<b>Approved Interim Distribution Amount</b>
2	4533-47 S Calumet Avenue	0603	\$ 19,179.63	\$ 3,835.93	\$ 15,343.70
4	5450-52 S Indiana Avenue	0371	\$ 4,249.43	\$ 849.89	\$ 3,399.54
5	7749-59 S Yates Boulevard	0231	\$ 4,332.56	\$ 866.51	\$ 3,466.05
50	7760 S Coles Avenue	0405	\$ 3,309.88	\$ 661.98	\$ 2,647.90
51	1401 W 109th Place	0843	\$ 3,199.13	\$ 639.83	\$ 2,559.30
53	6807 S Indiana Avenue	1114	\$ 3,035.80	\$ 607.16	\$ 2,428.64
54	8000-02 S Justine Street	0413	\$ 2,315.66	\$ 463.13	\$ 1,852.53
55	8107-09 S Ellis Avenue	0421	\$ 2,237.66	\$ 447.53	\$ 1,790.13
56	8209 S Ellis Avenue	0439	\$ 4,750.78	\$ 950.16	\$ 3,800.62
57	8214-16 S Ingleside Avenue	0447	\$ 2,310.72	\$ 462.14	\$ 1,848.58
64	4611-17 S Drexel Boulevard	0868	\$ 18,844.57	\$ 3,768.91	\$ 15,075.66
69	6250 S Mozart Street	0512	\$ 11,361.17	\$ 2,272.23	\$ 9,088.94
70	638-40 N Avers Avenue	0363	\$ 12,275.97	\$ 2,455.19	\$ 9,820.78
73	7255-57 S Euclid Avenue	0884	\$ 12,531.27	\$ 2,506.25	\$ 10,025.02
80	2736-44 W 64th Street	0488	\$ 2,653.77	\$ 530.75	\$ 2,123.02
81	4315-19 S Michigan Avenue	0900	\$ 2,499.25	\$ 499.85	\$ 1,999.40
82	6355-59 S Talman Avenue	0520	\$ 2,335.88	\$ 467.18	\$ 1,868.70
83	6356 S California Avenue	0538	\$ 2,273.92	\$ 454.78	\$ 1,819.14
84	7051 S Bennett Avenue	0553	\$ 2,637.84	\$ 527.57	\$ 2,110.27
85	7201-07 S Dorchester Avenue	0579	\$ 2,143.56	\$ 428.71	\$ 1,714.85
86	7442-54 S Calumet Avenue	0975	\$ 1,923.66	\$ 384.73	\$ 1,538.93
87	7508 S Essex Avenue	0587	\$ 1,517.63	\$ 303.53	\$ 1,214.10
88	7546-48 S Saginaw Avenue	0355	\$ 1,522.89	\$ 304.58	\$ 1,218.31
89	7600-10 S Kingston Avenue	0298	\$ 2,130.98	\$ 426.20	\$ 1,704.78
90	7656-58 S Kingston Avenue	0306	\$ 1,243.92	\$ 248.78	\$ 995.14
91	7701-03 S Essex Avenue	0918	\$ 1,063.60	\$ 212.72	\$ 850.88
92	7748-52 S Essex Avenue	0215	\$ 2,783.95	\$ 556.79	\$ 2,227.16
93	7957-59 S Marquette Road	0595	\$ 4,808.73	\$ 961.75	\$ 3,846.98
94	816-22 E Marquette Road	0926	\$ 3,109.69	\$ 621.94	\$ 2,487.75
95	8201 S Kingston Avenue	0314	\$ 3,131.77	\$ 626.35	\$ 2,505.42
96-99	8326-58 S Ellis Avenue	0322	\$ 9,085.20	\$ 1,817.04	\$ 7,268.16
<b>Total</b>			<b>\$ 150,800.47</b>	<b>\$ 30,160.09</b>	<b>\$ 120,640.38</b>