

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

UNITED STATES SECURITIES AND  
EXCHANGE COMMISSION,

Plaintiff,

v.

EQUITYBUILD, INC., EQUITYBUILD  
FINANCE, LLC, JEROME H. COHEN, and  
SHAUN D. COHEN,

Defendants.

Case No. 1:18-cv-5587

Hon. Manish S. Shah

**AMENDED ORDER APPROVING DISTRIBUTION OF PROCEEDS  
FROM THE SALES OF GROUP 1 PROPERTIES 74, 75, 76, 77, 78**

Pursuant to this Court's Memorandum Opinion and Order (Dkt. 1386) determining the priority of claimants to liquidated funds from the sale of the five estate properties located at 3074 Cheltenham Place (Property 74), 7625-33 S East End Ave. (Property 75), 7635-43 S East End Ave. (Property 76), 7750-58 S Muskegon Ave. (Property 77), and 7201 S Constance Ave. (Property 78) (collectively, the "Group 1 Properties"), the Court hereby finds and ORDERS:

1. Properties 75, 76, and 77 were sold by the Receiver free and clear of all liens pursuant to the Court's Order entered December 12, 2019 (Dkt. 602), and Properties 74 and 78 were sold by the Receiver free and clear of all liens pursuant to the Court's order entered September 25, 2020 (Dkt. 802). Pursuant to these orders, the net proceeds of sale were deposited into separate interest-bearing accounts held by the Receiver for each property. Subsequently, monthly interest deposits and a deposit resulting from the post-sale reconciliation of the property manager's accounts were made to each of these property accounts. Additionally, pursuant to the Court's September 25, 2020 Restoration Order (Dkt. 796), additional funds were transferred to the account for 7625 S East End (#75) and out of the accounts for 7635 S East End (#76) and 7750 S

Muskegon (#77), and approved fees allocated to the accounts were paid pursuant to the Receiver's lien. The Receiver has reported all such additions and subtractions in his quarterly status reports (Dkt. 624, 698, 757, 839, 930, 985, 1017, 1077, 1164, 1243, 1280, 1328, 1379, 1448, 1516, 1535, 1589, 1652) The balance in the accounts held by the Receiver for each property as of July 18, 2024 are set forth in Exhibits 1 to 5 to this Order.

2. The Court approved a claims process as to which fair and adequate notice was provided to all potentially interested persons and all were provided a full and fair opportunity to submit claims and supporting information. (*E.g.*, Dkt. 941) The Court also determined that a summary process, addressing claims against groups of properties on a seriatim basis, was necessary, appropriate, and afforded due process to all claimants and interest persons for adjudication of allegedly competing secured claims as to those properties. (*E.g.*, Dkt. 941)

3. This Court initiated the summary process for the resolution of Group 1 claims in July 2021. (Dkt. 1006) That process included exchanges of written and oral discovery (fact and expert), the submission to the Court of position statements and responses in regards to issues of priority by the SEC (Dkt. 1146-47, 1216), by institutional-lender claimant BC57, LLC (Dkt. 1152-60, 1217), and by certain of the Group 1 individual investor-lender claimants (Dkt. 1140, 1144, 1149, 1151, 1168 (attaching 50 position statements submitted by claimants to Receiver), 1195, 1215), and recommendations from the Receiver in regards to distributions (Dkt. 1201, 1345).

4. Adequate and fair notice has been provided to all interested and potentially interested parties (including lienholders in the chain of title), and these potentially interested parties, including all claimants asserting an interest in the five Group 1 Properties, have had a full and fair opportunity to participate in the claims process established by the Court for the resolution of disputed claims and determination of secured interests.

5. Adequate and fair notice of the Receiver's motions to approve the allocation of legal fees to estate properties, including the Subject Properties, for the period from August 2018 through June 2022 has been provided to all claimants. (Dkt. 1107, 1321) All claimants have had a full and fair opportunity to assert their interests and any objections to the allocations in the Receiver's fee allocation motions and to Magistrate Judge Kim's orders granting the Receiver's fee allocation motions and overruling objections thereto. (Dkt. 1381, 1419, 1490, 1491)

6. Adequate and fair notice of the Receiver's fee applications and proposed fee allocations for the period from July 2022 – March 2024 also has been provided to all claimants. (Dkt. 1332, 1384, 1478, 1517, 1538, 1594, 1660) All claimants have had a full and fair opportunity to assert their interests and any objections to the allocations in the Receiver's fee applications for this period.

7. The findings set forth in the Court's Memorandum Opinion and Order (Dkt. 1386) (which has been affirmed by the Court of Appeals for the Seventh Circuit (101 F. 4th 526 (7th Cir. 2024))) are expressly incorporated herein and the Court finds that they have been correctly set forth in the Distribution Plans attached hereto as Exhibits 1-5. Additionally, the Court approves the distribution recommended for claim 76-2097 of Nagaraja Rao which was not previously addressed in the Receiver's Submission on Group 1 Claims (Dkt. 1201) or the Court's prior order (Dkt. 1451), as well as the revised distributions recommended for claim 74-2042 of Alton Parnell Motes (deceased) and his daughter, Vicki Elaine Washburn. The Court further finds that claimants whose funds were not actually rolled from a secured to an unsecured investment should retain their secured interests, and therefore approves the adjustments to the distribution plans based on voided rollovers.

8. Additionally, the Court finds that defendants implemented a Ponzi scheme in which they commingled funds and used new funds from investor and institutional lenders to pay principal

and excessive profits in the form of interest which was not tied directly and exclusively to income generated by the real estate assets associated with their loans and/or investments. As a result, in order to promote the orderly and efficient administration of the estate for the benefit of all claimants, the amount of pre-receivership distributions to the individual investors both on their loan to the Group 1 properties, and for pre-rollover distributions made on funds that were rolled into these properties, will be netted against the initial amounts lent by that individual, and the resulting figures used to determine each secured claimants' pro-rata share of the liquidated amounts currently available for distribution to the claimants. For claimants whose loan secured by an interest in Group 1 Properties was satisfied in full, no distribution from the liquidated proceeds held for these properties is warranted. Likewise, no distribution is warranted for claimants who did not submit any documentation supporting their claims and the claims are not supported by EquityBuild's records.

9. The Court further finds that certain claimants agreed to relinquish their secured interest in the Group 1 properties by rolling their secured loan to either an equity position or an unsecured promissory note. These investor lenders will be treated as unsecured creditors and their claims against the relevant Group 1 property will be considered at a later time along with all other unsecured claims against the Receivership Estate. Another claimant agreed to transfer its secured loan to different loans secured by other properties. This investor lender's claims will be considered by the Court at such time as those properties are before the Court. Another claimant's claim has been determined to be partially secured and partially unsecured. Finally, two claimants asserting claims for construction work and fines and costs relating to administrative orders, respectively, do not have a security interest in the liquidated proceeds of sales, and therefore their claims will be considered as unsecured claims against the estate. Each of the foregoing positions were recommended and specified by the Receiver in his February 28, 2022 Submission on Group 1

Claims (Dkt. 1201), and no objections thereto were submitted by any claimants despite haven been given notice and a full and fair opportunity to file a responsive position statement (*see* Dkt. 941, 1006, 1091, 1211).

10. Accordingly, the Court approves final distributions as set forth in Exhibits 1 to 5 to this Order.

11. Because the Court intends that this be a final distribution, upon the distribution of proceeds to claimants with respect to the Subject Properties, the amounts for professional fees previously ordered to be held back from the Receiver's first through twenty-third fee applications, which are set forth in Exhibits 1-5, are no longer held back and shall be distributed to Rachlis Duff & Peel, LLC. Additionally, the Court approves the payment of additional fees of \$2,000.00 per property to cover reasonably estimated fees incurred after March 31, 2024 through the final distributions on the Subject Properties.

12. Following the distributions ordered herein, any residual interest hereafter accruing shall be transferred to the Receiver's account for use in the administration of the Receivership Estate and/or as otherwise ordered by the Court. However, the excess proceeds in the account for 7625 S East End, following final distributions consistent with this order, shall be held in the account for that property until further order of the Court.

Entered:



Manish S. Shah  
United States District Court Judge

Date: July 23, 2024

Ex. 1 - 3074 Cheltenham Place (Property 74)  
Final Distribution Plan

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Claims	Final Distribution Amount
1839 Fund I LLC	1839 Fund I LLC	74-367	\$ 50,000.00	\$ 50,000.00	\$ -	\$ 13,188.00	\$ 12,850.00	\$ 26,038.00	\$ 23,962.00	\$ -	Pre-rollover distributions on loan secured by 7109 S Calumet	1.58%	\$ 14,909.59
Adir Hazan	Adir Hazan	74-143	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 8,183.00	\$ 8,183.00	\$ -	\$ 41,817.00	Secured investment rolled to SSDFI Equity Fund	0.00%	\$ -
Alton Parnell Motes and Vicki Elaine Washburn	Alton Motes and Vicki Elaine Washburn JTROS	74-2042	\$ 80,000.00	\$ 67,500.00			\$ 21,226.60	\$ 21,226.60	\$ 46,273.40	\$ -	Further research revealed that only a portion of claimant's principal was returned. Secured claim of \$67,500 remains.	3.05%	\$ 28,792.15
BTRUE LLC Barry J. Oates	BTRUE LLC Barry J. Oates	74-669	\$ 38,400.00	\$ 38,400.00	\$ -		\$ -	\$ -	\$ 38,400.00	\$ -		2.53%	\$ 23,893.18
Christopher Pong	Christopher Pong	74-760	\$ 29,280.00	\$ 29,280.00	\$ -		\$ 7,622.57	\$ 7,622.57	\$ 21,657.43	\$ -		1.43%	\$ 13,475.65
City of Chicago	City of Chicago	74-693	\$ 10,812.42	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	Water debt paid at closing	0.00%	\$ -
Daniel Matthews, Leah Matthews	Daniel Matthews, Leah Matthews	74-117	\$ 20,000.00	\$ 20,000.00	\$ -		\$ 3,606.62	\$ 3,606.62	\$ 16,393.38	\$ -		1.08%	\$ 10,200.26
Danyel Tiefenbacher and Jamie Lai	Danyel Tiefenbacher and Jamie Lai	74-510	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 13,599.93	\$ 13,599.93	\$ 36,400.07	\$ -		2.40%	\$ 22,648.79
Duane A Degenhardt and Linda S. Deghardt	Degenhardt, Duane A	74-2015	\$ 66,684.00	\$ 66,684.00	\$ -		\$ 9,780.32	\$ 9,780.32	\$ 56,903.68	\$ -		3.75%	\$ 35,406.51
Erika Dietz	Erika Dietz	74-1283	\$ 50,000.00	\$ -	\$ 20,000.00		\$ 12,756.68	\$ 12,756.68	\$ -	\$ 7,243.32	\$30,000 principal returned and \$20,000 of investment rolled to unsecured promissory note	0.00%	\$ -
G&M You-Nique Properties, LLC	G&M You-Nique Properties, LLC	74-722	\$ 60,000.00	\$ 60,000.00	\$ -		\$ 16,695.00	\$ 16,695.00	\$ 43,305.00	\$ -		2.85%	\$ 26,945.16
Grathia Corp	Grathia Corp	74-1445	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 32,600.07	\$ 32,600.07	\$ 67,399.93	\$ -		4.44%	\$ 41,937.47
iPlan Group Agent for Custodian FBO Jyotsna Sharma IRA	iPlan Group Agent for Custodian FBO Jyotsna Sharma IRA	74-341	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 3,591.70	\$ 3,591.70	\$ 21,408.30	\$ -	Transaction to roll loan to SSDFI equity fund was subsequently voided	1.41%	\$ 13,320.63
iPlanGroup Agent for Custodian FBO Mark Young	iPlanGroup Agent for Custodian FBO Mark Young	74-1446	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 25,033.40	\$ 25,033.40	\$ 74,966.60	\$ -		4.94%	\$ 46,645.59
Ira J. Fields Living Trust, Glynis Sheppard, Trustee	Ira J. Fields Living Trust, Glynis Sheppard, Trustee	74-1240	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 12,848.95	\$ 12,848.95	\$ 37,151.05	\$ -		2.45%	\$ 23,116.06
James Hoven	James Hoven	74-2029	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,082.00	\$ 14,082.00	\$ 35,918.00	\$ -		2.37%	\$ 22,348.83
Jill Meekoms (Halverson)	Jill Meekoms (The Entrust Group Inc. FBO Jill (Halverson) Meekoms IRA #33-21296)	74-548	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,183.26	\$ 14,183.26	\$ 35,816.74	\$ -		2.36%	\$ 22,285.83
John R Taxeras	Flying Hound Holdings, LLC	74-994	\$ 18,552.85	\$ 16,262.85	\$ -		\$ 7,884.23	\$ 7,884.23	\$ 8,378.62	\$ -	Disallow pro-rata portion of accrued interest rolled from 4511 S Merrimac	0.55%	\$ 5,213.33
Joseph and Linda Martinez	Joseph and Linda Martinez	74-2095	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 13,016.60	\$ 13,016.60	\$ 36,983.40	\$ -		2.44%	\$ 23,011.75
Joshua Morrow	Joshua Morrow	74-734	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 13,599.93	\$ 13,599.93	\$ 36,400.07	\$ -		2.40%	\$ 22,648.79
Julia Pong	Julia Pong (iPlanGroup Agent for Custodian FBO Julia Pong IRA)	74-1022	\$ 34,572.00	\$ 34,572.00	\$ -		\$ 9,000.24	\$ 9,000.24	\$ 25,571.76	\$ -		1.68%	\$ 15,911.22
Kenneth (Ken) and Maria (Tina) Jorgensen	iPlanGroup Agent for Custodian FBO Maria Christina Jorgensen IRA	74-194	\$ 42,000.00	\$ 42,000.00	\$ -		\$ 10,820.00	\$ 10,820.00	\$ 31,180.00	\$ -		2.05%	\$ 19,400.76
Kester Brothers Farm, LLC, C/O James R. Kester	Kester Brothers Farm, LLC, C/O James R. Kester	74-944	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 13,099.93	\$ 13,099.93	\$ 36,900.07	\$ -		2.43%	\$ 22,959.90
Kevin Randall	Kevin Randall	74-811	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 10,266.61	\$ 10,266.61	\$ -	\$ 39,733.39	Secured investment rolled to SSDFI Equity Fund	0.00%	\$ -
KKW Investments, LLC	KKW Investments, LLC	74-336	\$ 1,600.00	\$ 1,600.00	\$ -		\$ 456.00	\$ 456.00	\$ 1,144.00	\$ -		0.08%	\$ 711.82
Madison Trust Company Agent for Custodian FBO The Jacquelin	Madison Trust Company Agent for Custodian FBO The Jacqueline C Rowe Living Trust IRA	74-163	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 11,583.33	\$ 11,583.33	\$ -	\$ 38,416.67	Secured investment rolled to SSDFI Equity Fund	0.00%	\$ -
Madison Trust Company Custodian FBO Robert W. Jennings Accou	Madison Trust Company Custodian FBO Robert W. Jennings Account# M1605053	74-241	\$ 74,539.00	\$ 74,539.00	\$ -		\$ 20,266.69	\$ 20,266.69	\$ 54,272.31	\$ -		3.57%	\$ 33,769.22
May M. Akamine for Aurora Investments, LLC (assets formerly	May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	74-1412	\$ 86,515.00	\$ 86,515.00	\$ -		\$ 22,200.00	\$ 22,200.00	\$ 64,315.00	\$ -		4.24%	\$ 40,017.97
Michael F Grant & L. Gretchen Grant	Michael F Grant & L. Gretchen Grant (Michael F. Grant & L. Gretchen Grant Revocable Trust dated March 16th 2012)	74-393	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 4,712.53	\$ 4,712.53	\$ 45,287.47	\$ -		2.98%	\$ 28,178.69
New Move Ventures Inc. (Steven Fecko)	New Move Ventures Inc. (Steven Fecko)	74-115	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,500.00	\$ 14,500.00	\$ 35,500.00	\$ -		2.34%	\$ 22,088.75
Optima Property Solutions, LLC	Optima Property Solutions, LLC	74-1023	\$ 60,000.00	\$ -	\$ -		\$ 74,645.00	\$ 74,645.00	\$ -	\$ -	Secured investment transferred to different EquityBuild properties	0.00%	\$ -
Pat DeSantis	Pat DeSantis	74-397	\$ 110,000.00	\$ 110,000.00	\$ -		\$ 30,910.07	\$ 30,910.07	\$ 79,089.93	\$ -		5.21%	\$ 49,211.20
Paul N. Wilmesmeier	Paul N. Wilmesmeier	74-300	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 6,161.07	\$ 6,161.07	\$ 18,838.93	\$ -		1.24%	\$ 11,721.93
PNW Investments, LLC	PNW Investments, LLC	74-332	\$ 10,000.00	\$ 10,000.00	\$ -		\$ 2,850.00	\$ 2,850.00	\$ 7,150.00	\$ -		0.47%	\$ 4,448.86
QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-11 an	QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-11 and Acct# 25282-21	74-1352	\$ 56,000.00	\$ 56,000.00	\$ -		\$ 13,553.59	\$ 13,553.59	\$ 42,446.41	\$ -		2.80%	\$ 26,410.93
QuestIRAFBOFrancisDWebb1437711	Quest Trust Company FBO Francis D Webb 1437711	74-218	\$ 22,035.00	\$ 22,035.00	\$ -		\$ 5,993.56	\$ 5,993.56	\$ 16,041.44	\$ -	Transaction to roll loan to SSDFI equity fund was subsequently voided	1.06%	\$ 9,981.28
Sam Gerber, CEO, Gerber and Associates, REI, LLC	Gerber and Associates, REI, LLC	74-562	\$ 80,000.00	\$ 80,000.00	\$ -		\$ -	\$ -	\$ 80,000.00	\$ -	Transaction to roll loan to SSDFI equity fund was subsequently voided	5.27%	\$ 49,777.46
SAMUEL HOME SOLUTIONS LLC, GEORGE SAMUEL,	SAMUEL HOME SOLUTIONS LLC, George Samuel SAMUEL,	74-347	\$ 42,131.00	\$ 42,131.00	\$ -		\$ 13,468.46	\$ 13,468.46	\$ 28,662.54	\$ -		1.89%	\$ 17,834.36
Scott E Pammer	Scott E Pammer	74-827	\$ 70,000.00	\$ 70,000.00	\$ -	\$ 5,335.44	\$ 19,483.00	\$ 24,818.44	\$ 45,181.56	\$ -	Pre-rollover distributions on loan secured by 7109 S Calumet	2.98%	\$ 28,112.79
Sidney Haggins	Sidney Haggins (Vantage FBO Sidney Haggins IRA)	74-1434	\$ 30,000.00	\$ 30,000.00	\$ -		\$ 8,700.00	\$ 8,700.00	\$ 21,300.00	\$ -		1.40%	\$ 13,253.25
Susan Kalisiak	Susan Kalisiak-Tingle	74-1438	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 16,299.93	\$ 16,299.93	\$ 33,700.07	\$ -		2.22%	\$ 20,968.80
Terry L. Merrill, Sheryl R. Merrill	Terry L. Merrill, Sheryl R. Merrill	74-602	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 13,599.93	\$ 13,599.93	\$ 36,400.07	\$ -		2.40%	\$ 22,648.79
TruStar Real Estate Solutions, LLC	TruStar Real Estate Solutions, LLC	74-337	\$ 75,000.00	\$ 75,000.00	\$ -		\$ 20,125.00	\$ 20,125.00	\$ 54,875.00	\$ -		3.61%	\$ 34,144.23



Ex. 1 - 3074 Cheltenham Place (Property 74)  
Final Distribution Plan

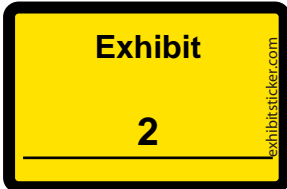
Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Claims	Final Distribution Amount
Vladimir Matviishin	Vladimir Matviishin	74-233	\$ 28,075.00	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	This is a duplicate claim	0.00%	\$ -
Vladimir Matviishin, dba Network Expert	Vladimir Matviishin, dba Network Expert	74-1387	\$ 28,075.00	\$ 28,075.00	\$ -		\$ 7,861.05	\$ 7,861.05	\$ 20,213.95	\$ -		1.33%	\$ 12,577.49
Walter T Akita and Margaret M Akita	Walter T Akita and Margaret M Akita	74-950	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 13,099.93	\$ 13,099.93	\$ 36,900.07	\$ -		2.43%	\$ 22,959.90
Young Family Trust	Young Family Trust	74-1452	\$ 45,000.00	\$ 45,000.00	\$ -		\$ 1,800.00	\$ 1,800.00	\$ 43,200.00	\$ -		2.85%	\$ 26,879.83
Yvette Nazaire Camacho	iPlanGroup Agent for Custodian FBO Yvette Nazaire Camacho IRA	74-487	\$ 30,000.00	\$ 30,000.00	\$ -		\$ 7,510.00	\$ 7,510.00	\$ 22,490.00	\$ -		1.48%	\$ 13,993.69
			\$ 2,349,271.27	\$ 2,035,593.85	\$ 170,000.00				\$ 1,518,378.25	\$ 127,210.38		100.00%	\$ 944,762.64

Calculation of Funds Available for Distribution					
Property Address	Property #	Account balance as of 7/18/2024	Approved Fees Held Back (Fee Apps 1-23)	Estimated Fees after 3/31/2024	Amount Available for Distribution
3074 Cheltenham Place	74	\$ 968,778.78	\$ 22,016.14	\$ 2,000.00	\$ 944,762.64

Ex. 2 - 7625-33 S East End Avenue (Property 75)  
Final Distribution Plan

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Claims	Final Distribution Amount
Alcaili Sabat	Alcaili Sabat	75-786	\$ 22,993.00	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	Failure of documentation supporting claim either submitted by Claimant or located in EquityBuild records	0.00%	\$ -
Asians Investing In Real Estate LLC	Asians Investing In Real Estate LLC	75-503	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 18,466.65	\$ 18,466.65	\$ 31,533.35	\$ -		3.61%	\$ 31,533.35
Brad and Linda Lutz	Brad and Linda Lutz	75-962	\$ 397,836.00	\$ 361,629.00	\$ -		\$ 134,255.27	\$ 134,255.27	\$ 227,373.73	\$ -		26.06%	\$ 227,373.73
Capital Investors, LLC	Capital Investors, LLC	75-1490	\$ 36,207.00	\$ 36,207.00	\$ -		\$ 4,505.76	\$ 4,505.76	\$ 31,701.24	\$ -		3.63%	\$ 31,701.24
City of Chicago	City of Chicago	75-693	\$ 24,790.76	\$ -	\$ 24,790.76		\$ -	\$ -	\$ -	\$ 24,790.76		0.00%	\$ -
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	75-180	\$ 176,226.00	\$ 176,226.00	\$ -		\$ 63,906.94	\$ 63,906.94	\$ 112,319.06	\$ -		12.87%	\$ 112,319.06
Geronimo Usuga Carmona	Geronimo Usuga Carmona	75-543	\$ 35,667.00	\$ 35,667.00	\$ -		\$ 3,863.90	\$ 3,863.90	\$ 31,803.10	\$ -		3.64%	\$ 31,803.10
KKW Investments, LLC	KKW Investments, LLC	75-336	\$ 75,000.00	\$ 75,000.00	\$ -		\$ 22,925.00	\$ 22,925.00	\$ 52,075.00	\$ -		5.97%	\$ 52,075.00
Knickerbocker LLC	Alan Schankman	75-2035	\$ 39,664.00	\$ 39,664.00	\$ -		\$ 14,378.20	\$ 14,378.20	\$ 25,285.80	\$ -		2.90%	\$ 25,285.80
Lorenzo J Jaquias	IPlan/Group Agent for Custodian FBO Lorenzo Jaquias	75-184	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,783.33	\$ 14,783.33	\$ 35,216.67	\$ -		4.04%	\$ 35,216.67
Madison Trust Company Agent for Custodian FBO The Jacquelin	Madison Trust Company Agent for Custodian FBO The Jacqueline C Rowe Living Trust IRA	75-163	\$ 200,000.00	\$ -	\$ 200,000.00		\$ 71,491.67	\$ 71,491.67	\$ -	\$ 128,508.33	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
Michael James Guilford and Nancy Richard-Guilford, Jointly w	Michael James Guilford and Nancy Richard-Guilford, Jointly with Right of Survivorship	75-516	\$ 92,561.00	\$ 92,561.00	\$ -		\$ 30,269.05	\$ 30,269.05	\$ 62,291.95	\$ -		7.14%	\$ 62,291.95
Randall Sotka	Tahiti Trust	75-1207	\$ 38,826.00	\$ 38,826.00	\$ -	\$ 3,530.99	\$ 5,694.48	\$ 9,225.47	\$ 29,600.53	\$ -		3.39%	\$ 29,600.53
Robert Potter	Robert Potter	75-1389	\$ 786.00	\$ 786.00	\$ -		\$ 100.26	\$ 100.26	\$ 685.74	\$ -		0.08%	\$ 685.74
Stephan Tang	Stephan Tang	75-1111	\$ 25,185.00	\$ 25,185.00	\$ -	\$ 3,614.18	\$ 3,492.32	\$ 7,106.50	\$ 18,078.50	\$ -	Pre-rollover distributions from 4611 Drexel	2.07%	\$ 18,078.50
STEVEN R. BALD	Steven R. Bald	75-399	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 15,000.00	\$ 15,000.00	\$ 35,000.00	\$ -		4.01%	\$ 35,000.00
Strata Trust Company FBO David J Geldart	Strata Trust Company FBO David J Geldart	75-1010	\$ 107,362.00	\$ 107,362.00	\$ -		\$ 32,566.04	\$ 32,566.04	\$ 74,795.96	\$ -		8.57%	\$ 74,795.96
The Peter Paul Nuspl Living Trust	The Peter Paul Nuspl Living Trust	75-2044	\$ 217,100.00	\$ -	\$ 217,100.00		\$ 57,983.79	\$ 57,983.79	\$ -	\$ 159,116.21	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
United Capital Properties, LLC	United Capital Properties, LLC	75-1480	\$ 2,303.00	\$ 2,303.00	\$ -		\$ 306.13	\$ 306.13	\$ 1,996.87	\$ -		0.23%	\$ 1,996.87
Wesley Pittman	Wesley Pittman (Pittman Gold LLC)	75-469	\$ 150,000.00	\$ 150,000.00	\$ -		\$ 47,125.00	\$ 47,125.00	\$ 102,875.00	\$ -		11.79%	\$ 102,875.00
			<b>\$ 1,792,506.76</b>	<b>\$ 1,291,416.00</b>	<b>\$ 441,890.76</b>				<b>\$ 872,632.50</b>	<b>\$ 312,415.30</b>		<b>100.00%</b>	<b>\$ 872,632.50</b>

Property Address	Property #	Account balance as of 7/18/2024	Approved Fees Held Back (Fee Apps 1-23)	Estimated Fees after 3/31/2024	Amount Available for Distribution	Distributions to Investor Lender Claimants	Excess to Remain in Account Until Further Order of the Court
7625-33 S East End Avenue	75	\$ 1,240,539.47	\$ 23,564.98	\$ 2,000.00	\$ 1,214,974.49	\$ 872,632.50	\$ 342,341.99

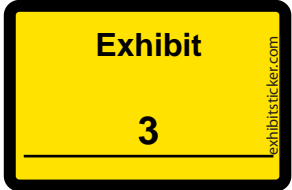




Ex. 3 - 7635-43 S East End Avenue (Property 76)  
Final Distribution Plan

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Claims	Final Distribution Amount
Arthur and Dinah Bertrand	Arthur and Dinah Bertrand	76-890	\$ 217,448.00	\$ 217,448.00	\$ -		\$ 83,899.00	\$ 83,899.00	\$ 133,549.00	\$ -		12.63%	\$ 127,471.11
Arthur Bertrand	Arthur Bertrand	76-892	\$ 2,875.00	\$ 2,875.00	\$ -		\$ 1,124.00	\$ 1,124.00	\$ 1,751.00	\$ -		0.17%	\$ 1,671.31
Carolyn B Ucker	Carolyn B Ucker	76-1099	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 7,250.00	\$ 7,250.00	\$ 17,750.00	\$ -		1.68%	\$ 16,942.39
Cecilia Wolff	Cecilia Wolff	76-1204	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 7,250.00	\$ 7,250.00	\$ 17,750.00	\$ -		1.68%	\$ 16,942.39
City of Chicago	City of Chicago	76-693	\$ 917.76	\$ -	\$ 917.76		\$ -	\$ -	\$ -	\$ 917.76		0.00%	\$ -
Daniel Matthews, Leah Matthews	Leah Matthews	76-117	\$ 72,029.00	\$ -	\$ 72,029.00		\$ 30,544.07	\$ 30,544.07	\$ -	\$ 41,484.93	Secured investment rolled to unsecured promissory note	0.00%	\$ -
Dennis & Mary Ann Hennefer	Dennis & Mary Ann Hennefer	76-355	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 2,335.14	\$ 3,133.30	\$ 5,468.44	\$ 19,531.56	\$ -	Pre-rollover distributions on loan secured by 7024 S Paxton.	1.85%	\$ 18,642.67
Equity Trust Custodian FBO Dorothy Marie Baker IRA	Equity Trust Custodian FBO Dorothy Marie Baker IRA	76-2007	\$ 10,000.00	\$ 10,000.00	\$ -		\$ 3,050.00	\$ 3,050.00	\$ 6,950.00	\$ -		0.66%	\$ 6,633.70
Frank Starosciak	Frank Starosciak	76-1239	\$ 17,125.00	\$ 17,125.00	\$ -		\$ 5,774.45	\$ 5,774.45	\$ 11,350.55	\$ -		1.07%	\$ 10,833.98
Gary R Burnham Jr Solo 401K Trust	Gary R Burnham Jr Solo 401K Trust	76-1067	\$ 42,029.00	\$ -	\$ 42,029.00		\$ 10,480.00	\$ 10,480.00	\$ -	\$ 31,549.00	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
IPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	IPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	76-448	\$ 10,000.00	\$ 10,000.00	\$ -		\$ 2,800.00	\$ 2,800.00	\$ 7,200.00	\$ -		0.68%	\$ 6,872.32
James Clements	James Clements	76-1402	\$ 20,000.00	\$ -	\$ -		\$ 22,800.00	\$ 22,800.00	\$ -	\$ -		0.00%	\$ -
Jeffrey M. Edwards	Jeffrey M. Edwards	76-666	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,533.33	\$ 14,533.33	\$ 35,466.67	\$ -		3.35%	\$ 33,852.56
JK Electron, Inc., Jan Kobylarczyk	JK Electron, Inc., Jan Kobylarczyk	76-1297	\$ 13,250.00	\$ 13,250.00	\$ -		\$ -	\$ -	\$ 13,250.00	\$ -	Mechanics lien of record - Order approving sale (Dkt. 602) at 3(h)	1.25%	\$ 12,646.99
John Bloxham	John Bloxham	76-1012	\$ 50,000.00	\$ -	\$ 61,966.66		\$ 11,966.66	\$ 11,966.66	\$ -	\$ 50,000.00	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
Lorenzo Jaquias	Lorenzo Jaquias	76-184	\$ 50,000.00	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	Claimant's loan is secured by 7625-33 S East End (property 75) only.	0.00%	\$ -
Manoj Donthineni	Manoj Donthineni	76-1357	\$ 41,007.00	\$ 41,007.00	\$ -		\$ 12,068.03	\$ 12,068.03	\$ 28,938.97	\$ -		2.74%	\$ 27,621.94
Michael James Guilford and Nancy Richard-Guilford, Jointly w	Michael James Guilford and Nancy Richard-Guilford, Jointly with Right of Survivorship	76-516	\$ 57,439.00	\$ 57,439.00	\$ -		\$ 18,709.28	\$ 18,709.28	\$ 38,729.72	\$ -		3.66%	\$ 36,967.11
Nagaraja Rao	Equity Trust Company Custodian FBO Nagaraja R. Rao IRA	76-2097	\$ 110,000.00	\$ 110,000.00	\$ -		\$ 33,366.76	\$ 33,366.76	\$ 76,633.24	\$ -	Claim added after original recommendation. Claimant submitted documentation and attempted to submit a claim prior to bar date.	7.25%	\$ 73,145.62
Paul N. Wilmesmeier	Paul N. Wilmesmeier	76-300	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 16,786.21	\$ 16,786.21	\$ 33,213.79	\$ -		3.14%	\$ 31,702.21
Penny w goree	IPlanGroup Agent for Custodian FBO Timothy J Goree IRA	76-236	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,000.00	\$ 14,000.00	\$ 36,000.00	\$ -		3.40%	\$ 34,361.62
QCH Investment Trust	QCH Investment Trust	76-1436	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,783.33	\$ 14,783.33	\$ 35,216.67	\$ -		3.33%	\$ 33,613.94
Robert Guiney	Robert Guiney	76-798	\$ 18,250.00	\$ 18,097.00	\$ -		\$ 5,442.15	\$ 5,442.15	\$ 12,654.85	\$ -		1.20%	\$ 12,078.92
STEVEN R. BALD	Steven R. Bald	76-399	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	Claimant's loan is secured by 7625-33 S East End (property 75) only.	0.00%	\$ -
THE INCOME FUND, LLC Thomas Garlock, Managing Member	THE INCOME FUND, LLC Thomas Garlock, Managing Member	76-1421	\$ 80,000.00	\$ 80,000.00	\$ -		\$ 29,066.67	\$ 29,066.67	\$ 50,933.33	\$ -		4.82%	\$ 48,615.33
The Peter Paul Nuspl Living Trust	The Peter Paul Nuspl Living Trust	76-2044	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	Claimant's loan is secured by 7625-33 S East End (property 75) only.	0.00%	\$ -
Tiger Chang Investments LLC	Tiger Chang Investments LLC	76-164	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 8,975.00	\$ 8,975.00	\$ 16,025.00	\$ -		1.52%	\$ 15,295.69
Total Return Income Fund, LLC Thomas Garlock, Managing Membe	Total Return Income Fund, LLC Thomas Garlock, Managing Member	76-1366	\$ 520,000.00	\$ 520,000.00	\$ -		\$ 149,500.00	\$ 149,500.00	\$ 370,500.00	\$ -		35.04%	\$ 353,638.34
Trey Hopkins	Trey Hopkins	76-714	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 23,000.00	\$ 23,000.00	\$ 77,000.00	\$ -		7.28%	\$ 73,495.69
Umbrella Investment Partners	Umbrella Investment Partners	76-1167	\$ 12,833.00	\$ 12,833.00	\$ -		\$ 3,864.90	\$ 3,864.90	\$ 8,968.10	\$ -		0.85%	\$ 8,559.96
Winnie Quick Blackwell (née Winnie Jannett Quick)	Winnie Quick Blackwell (née Winnie Jannett Quick)	76-102	\$ 11,000.00	\$ 11,000.00	\$ -		\$ 3,087.33	\$ 3,087.33	\$ 7,912.67	\$ -		0.75%	\$ 7,552.56
			\$ 1,756,202.76	\$ 1,521,074.00	\$ 176,942.42				\$ 1,057,275.12	\$ 123,951.69		100.00%	\$ 1,009,157.94

Property Address	Property #	Account balance as of 7/18/2024	Approved Fees Held Back (Fee Apps 1-23)	Estimated Fees after 3/31/2024	Amount Available for Distribution
7635-43 S East End Avenue	76	\$ 1,033,420.97	\$ 22,263.03	\$ 2,000.00	\$ 1,009,157.94



Ex. 4 - 7750-58 S Muskegon Avenue (Property 77)  
Final Distribution Plan

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Claims	Final Distribution Amount
Alton Motes (Alton P. Motes Trust UTA 12-15-11)	Alton Motes (Alton P. Motes Trust UTA 12-15-11)	77-2042	\$ 43,000.00	\$ 43,000.00	\$ -		\$ 12,255.00	\$ 12,255.00	\$ 30,745.00	\$ -		2.54%	\$ 8,218.13
Arthur and Dinah Bertrand	Arthur and Dinah Bertrand	77-890	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 49,356.00	\$ 49,356.00	\$ 50,644.00	\$ -		4.19%	\$ 13,537.13
Celia Tong Revocable Living Trust Dated December 22, 2011	Celia Tong Revocable Living Trust Dated December 22, 2011	77-287	\$ 25,000.00	\$ -	\$ 25,000.00		\$ 7,508.33	\$ 7,508.33	\$ -	\$ 17,491.67	Claimants security interest assigned to another claimant and investment rolled to SSDFA Equity Fund	0.00%	\$ -
Christopher Maher	Maher, Christopher	77-2036	\$ 14,000.00	\$ 14,000.00	\$ -		\$ 5,600.00	\$ 5,600.00	\$ 8,400.00	\$ -		0.69%	\$ 2,245.32
Christopher Wilson and Brittny Wilson (Niosi)	Christopher Wilson and Brittny Wilson (Niosi)	77-807	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -		2.07%	\$ 6,682.49
CLD Construction, Inc. (Doru Unchias)	CLD Construction, Inc. (Doru Unchias)	77-1454	\$ 49,000.00	\$ -	\$ 49,000.00		\$ -	\$ -	\$ -	\$ 49,000.00	Unsecured trade creditor	0.00%	\$ -
DANIEL J MARTINEAU	Daniel J Martineau	77-1299	\$ 100,000.00	\$ -	\$ -		\$ 124,000.00	\$ 124,000.00	\$ -	\$ -	Principal repaid with interest	0.00%	\$ -
Danielle DeVarne	Danielle DeVarne	77-679	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 18,667.00	\$ 18,667.00	\$ 31,333.00	\$ -		2.59%	\$ 8,375.30
Ed A Bancroft	Bancroft, Ed (IPlanGroup Agent for Custodian FBO Ed Bancroft Roth)	77-2008		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	Claimed interest in this property not supported by Proof of Claim or EquityBuild Records	0.00%	\$ -
Fraser Realty Investments, LLC	Fraser Realty Investments, LLC	77-1079	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 42,033.00	\$ 42,033.00	\$ 57,967.00	\$ -		4.79%	\$ 15,494.56
Giri Cat Capital West LLC, Valentina Salge, President	Giri Cat Capital West LLC, Valentina Salge, President	77-350	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 2,206.95	\$ 3,666.63	\$ 5,873.58	\$ 19,126.42	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	1.58%	\$ 5,112.49
Henry D. Gallucci	Equity Trust Company Custodian FBO Henry D. Gallucci beneficiary of DCD Victoria E. Gallucci IRA 2.67 Undivided Interest	77-2059	\$ 60,000.00	\$ 60,000.00	\$ -		\$ 24,000.00	\$ 24,000.00	\$ 36,000.00	\$ -		2.98%	\$ 9,622.79
Hillside Fund, LLC - Janet F. Turco, Owner/Managing Member	Hillside Fund, LLC - Janet F. Turco, Owner/Managing Member	77-101	\$ 125,000.00	\$ 125,000.00	\$ -		\$ 45,312.50	\$ 45,312.50	\$ 79,687.50	\$ -		6.59%	\$ 21,300.44
Horace Derrick	Derrick, Horace (H Derrick, LLC)	77-2016	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 40,000.00	\$ 40,000.00	\$ 60,000.00	\$ -		4.96%	\$ 16,037.98
IPlan Group FBO Randall Pong IRA	IPlan Group FBO Randall Pong IRA	77-728	\$ 8,632.00	\$ 8,605.83	\$ -	\$ 711.89	\$ 1,035.81	\$ 1,747.70	\$ 6,858.13	\$ -		0.57%	\$ 1,833.18
IPlanGroup Agent for Custodian FBO Charles Michael Anglin	IPlanGroup Agent for Custodian FBO Charles Michael Anglin	77-331	\$ 10,633.00	\$ 10,000.00	\$ -	\$ 999.44	\$ 1,333.00	\$ 2,332.44	\$ 7,667.56	\$ -	The Receiver recommends disallowing \$633 accrued interest added to principal balance of loan. Pro-rata share of pre-rollover distributions from loan secured by 4611 S Drexel.	0.63%	\$ 2,049.54
Jason Ragan - TSA	NBFAR Investment LLC	77-797	\$ 2,022.00	\$ 2,022.00	\$ -	\$ 205.46	\$ 269.00	\$ 474.46	\$ 1,547.54	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel	0.13%	\$ 413.66
John E. Wysocki	John E. Wysocki	77-740	\$ 17,745.00	\$ 17,745.00	\$ -		\$ 7,418.36	\$ 7,418.36	\$ 10,326.64	\$ -		0.85%	\$ 2,760.31
John R Taxeras	Flying Hound Holdings	77-994	\$ 21,400.00	\$ 21,400.00	\$ -		\$ 9,197.72	\$ 9,197.72	\$ 12,202.28	\$ -		1.01%	\$ 3,261.67
Joseph and Linda Martinez	Joseph and Linda Martinez	77-2095	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 8,536.06	\$ 8,536.06	\$ 41,463.94	\$ -		3.43%	\$ 11,083.30
Kingdom Trust Company, Custodian, FBO Louis Duane Velez SEP	Kingdom Trust Company, Custodian, FBO Louis Duane Velez SEP IRA acct # 7422686172	77-1475	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 43,283.24	\$ 43,283.24	\$ 56,716.76	\$ -		4.69%	\$ 15,160.37
Maher, Avery (Christopher Maher CESA)	Maher, Avery (Christopher Maher CESA)	77-2080	\$ 11,000.00	\$ 11,000.00	\$ -		\$ 4,400.00	\$ 4,400.00	\$ 6,600.00	\$ -		0.55%	\$ 1,764.18
Maher, Gavin (Christopher Maher, CESA)	Maher, Gavin (Christopher Maher, CESA)	77-2081	\$ 15,000.00	\$ 15,000.00	\$ -		\$ 6,000.00	\$ 6,000.00	\$ 9,000.00	\$ -		0.74%	\$ 2,405.70
Maher, Travis (Christopher Maher CESA)	Maher, Travis (Christopher Maher, CESA)	77-2082	\$ 10,000.00	\$ 10,000.00	\$ -		\$ 4,000.00	\$ 4,000.00	\$ 6,000.00	\$ -		0.50%	\$ 1,603.80
Mark P. Mouty	Mark P. Mouty	77-165	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 20,500.00	\$ 20,500.00	\$ 29,500.00	\$ -	Transaction to roll loan to SSDFA equity fund was subsequently voided	2.44%	\$ 7,855.34
Mark Young	Mark Young	77-1154	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 33,833.43	\$ 33,833.43	\$ 66,166.57	\$ -		5.47%	\$ 17,686.30
Matthew Boyd	Matthew Boyd	77-2060	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 16,916.57	\$ 16,916.57	\$ 33,083.43	\$ -		2.74%	\$ 8,843.19
May M. Akamine for Aurora Investments, LLC (assets formerly)	May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	77-1412-1	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 3,800.00	\$ 3,800.00	\$ 21,200.00	\$ -		1.75%	\$ 5,666.75
May M. Akamine for Aurora Investments, LLC (assets formerly)	May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	77-1412-2	\$ 2,005.00	\$ 2,005.00	\$ -		\$ 267.30	\$ 267.30	\$ 1,737.70	\$ -		0.14%	\$ 464.49
Paul N. Wilmesmeier	Paul N. Wilmesmeier	77-300	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 21,808.44	\$ 21,808.44	\$ 28,191.56	\$ -		2.33%	\$ 7,535.60
Paul Scribner	Paul Scribner	77-1135	\$ 6,708.00	\$ 6,708.00	\$ -		\$ 651.61	\$ 651.61	\$ 6,056.39	\$ -		0.50%	\$ 1,618.87
QuestRAFBofFrancisDWebb1437711	Quest Trust Company FBO Francis D Webb 1437711	77-218	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 14,500.00	\$ 14,500.00	\$ 35,500.00	\$ -		2.94%	\$ 9,489.14
Scott E Pammer	Scott E Pammer	77-827	\$ 70,000.00	\$ 63,056.53	\$ -		\$ 31,464.52	\$ 31,464.52	\$ 31,592.01	\$ -	Disallow \$6243.47 of profits rolled from 2136 W 83rd and 5700 coupon.	2.61%	\$ 8,444.53
Self Directed IRA Services, Inc., Custodian FBO Ping Liu IRA	Self Directed IRA Services, Inc., Custodian FBO Ping Liu IRA	77-544	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 21,641.67	\$ 21,641.67	\$ 28,358.33	\$ -		2.34%	\$ 7,580.17
Spectra Investments LLC/ Deborah L. Mullica	Spectra Investments LLC/ Deborah L. Mullica	77-1220	\$ 82,255.00	\$ 82,255.00	\$ -		\$ 34,917.37	\$ 34,917.37	\$ 47,337.63	\$ -		3.91%	\$ 12,653.33
Steven and Linda Lipschultz	Steven and Linda Lipschultz	77-1442	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 47,451.50	\$ 47,451.50	\$ 52,548.50	\$ -		4.34%	\$ 14,046.20
Terry L. Merrill, Sheryl R. Merrill	Terry L. Merrill, Sheryl R. Merrill	77-602	\$ 49,500.00	\$ 49,500.00	\$ -		\$ 14,500.00	\$ 14,500.00	\$ 35,000.00	\$ -		2.89%	\$ 9,355.49
The Anchor Group LLC - Ronald J. Hansen, Managing Partner	The Anchor Group LLC - Ronald J. Hansen, Managing Partner (c/o Viola Hansen)	77-949	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 7,250.00	\$ 7,250.00	\$ 17,750.00	\$ -		1.47%	\$ 4,744.57
The Edward Falkowitz Living Trust	The Edward Falkowitz Living Trust	77-575	\$ 157,000.00	\$ -	\$ 157,000.00		\$ 120,210.71	\$ 120,210.71	\$ -	\$ 36,789.29	Secured investment rolled to unsecured promissory note	0.00%	\$ -
THE INCOME FUND, LLC Thomas Garlock, Managing Member	THE INCOME FUND, LLC Thomas Garlock, Managing Member	77-1421	\$ 150,000.00	\$ 150,000.00	\$ -		\$ 73,050.00	\$ 73,050.00	\$ 76,950.00	\$ -		6.36%	\$ 20,568.71
The Mencco Properties, LLC. Solo 401K Plan (by Robert Mennella	The Mencco Properties, LLC. Solo 401K Plan (by Robert Mennella Managing Partner)	77-1032	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ -		2.48%	\$ 8,018.99
Thomas F. Gordon	Thomas F. Gordon	77-2023	\$ 100,000.00	\$ 100,000.00	\$ -		\$ 17,811.16	\$ 17,811.16	\$ 82,188.84	\$ -		6.80%	\$ 21,969.05



Ex. 4 - 7750-58 S Muskegon Avenue (Property 77)  
Final Distribution Plan

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Claims	Final Distribution Amount
Walter Akita	Walter Akita (Walter T. Akita & Margaret M. Akita, JTWR0S)	77-1361	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 21,016.67	\$ 21,016.67	\$ 28,983.33	\$ -		2.40%	\$ 7,747.24
			\$ 2,304,900.00	\$ 1,966,297.36	\$ 231,000.00				\$ 1,209,430.06	\$ 103,280.96		100.00%	\$ 323,280.29

Property Address	Property #	Account balance as of 7/18/2024	Approved Fees Held Back (Fee Apps 1-23)	Estimated Fees after 3/31/2024	Amount Available for Distribution
7750-58 S Muskegon Avenue	77	\$ 347,697.73	\$ 22,417.44	\$ 2,000.00	\$ 323,280.29

Ex. 5 - 7201 S Constance Avenue (Property 78)  
Final Distribution Plan

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Claims	Final Distribution Amount
Aaron Beauclair	Aaron Beauclair	78-408	\$ 10,000.00	\$ 8,426.00	\$ -	\$ 736.79	\$ 1,235.85	\$ 1,972.64	\$ 6,453.36	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	0.43%	\$ 3,077.94
Arthur and Dinah Bertrand	Arthur and Dinah Bertrand	78-890	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 41,389.00	\$ 41,389.00	\$ 58,611.00	\$ -		3.89%	\$ 27,954.61
Cecilia Wolff	Cecilia Wolff	78-1204	\$ 6,299.00	\$ 6,299.00	\$ -	\$ -	\$ 1,763.72	\$ 1,763.72	\$ 4,535.28	\$ -		0.30%	\$ 2,163.11
City of Chicago	City of Chicago	78-693	\$ 28,915.96	\$ -	\$ 26,050.89	\$ -	\$ -	\$ -	\$ -	\$ 26,050.89	Per Dkt. 1144	0.00%	\$ -
CLD Construction, Inc. (Doru Unchias)	CLD Construction, Inc. (Doru Unchias)	78-1454	\$ 131,000.00	\$ -	\$ 131,000.00	\$ -	\$ -	\$ -	\$ -	\$ 131,000.00	Unsecured trade creditor	0.00%	\$ -
Ed A Bancroft	iPlanGroup Agent for Custodian FBO Ed Bancroft Roth	78-2008	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 2,800.00	\$ 2,800.00	\$ 7,200.00	\$ -		0.48%	\$ 3,434.05
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	78-180	\$ 17,374.00	\$ 17,374.00	\$ -	\$ -	\$ 6,298.24	\$ 6,298.24	\$ 11,075.76	\$ -		0.74%	\$ 5,282.60
Girl Cat Capital West LLC, Valentina Salge, President	Girl Cat Capital West LLC, Valentina Salge, President	78-350	\$ 16,574.00	\$ 16,574.00	\$ -	\$ 1,463.12	\$ 2,430.89	\$ 3,894.01	\$ 12,679.99	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	0.84%	\$ 6,047.74
Initium LLC/Harry Saint-Preux	Initium LLC/Harry Saint-Preux	78-968	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ 15,716.67	\$ 15,716.67	\$ -	\$ 34,283.33	Secured investment rolled to unsecured promissory note	0.00%	\$ -
James Tutsock	James Tutsock	78-2057	\$ 319,483.00	\$ -	\$ 319,483.00	\$ -	\$ 63,902.64	\$ 63,902.64	\$ -	\$ 255,580.36	Secured investment rolled to SSDF1 Equity Fund on or about 6/28/17	0.00%	\$ -
Jason Ragan - TSA	NBFAR Investment LLC	78-797	\$ 4,747.00	\$ 4,747.00	\$ -	\$ 482.35	\$ 575.94	\$ 1,058.29	\$ 3,688.71	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel	0.24%	\$ 1,759.34
John P. Sullivan	John P. Sullivan	78-660	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 13,500.00	\$ 13,500.00	\$ 36,500.00	\$ -		2.42%	\$ 17,408.73
Kelly E. Welton (iPlanGroup Agent for Custodian FBO Kelly Welton IRA)	iPlanGroup Agent for Custodian FBO Kelly Welton, IRA	78-310	\$ 31,233.00	\$ 31,213.00	\$ -	\$ 8,281.85	\$ -	\$ 8,281.85	\$ 22,931.15	\$ -	Pre-rollover distributions on loan secured by 109 N Laramie	1.52%	\$ 10,937.05
Kirk Road Investments, LLC	Kirk Road Investments, LLC	78-755	\$ 63,000.00	\$ 48,000.00	\$ -	\$ -	\$ 17,670.00	\$ 17,670.00	\$ 30,330.00	\$ -	\$15,000 of secured loan rolled to the CCF 2 fund on 11/20/17	2.01%	\$ 14,465.94
Lori Moreland	Madison Trust Company Custodian FBO Lori Moreland #M1606124 RothIRA	78-805	\$ 10,074.00	\$ 10,074.00	\$ -	\$ -	\$ 1,222.31	\$ 1,222.31	\$ 8,851.69	\$ -		0.59%	\$ 4,221.83
Lori Moreland	Madison Trust Company FBO Lori Moreland	78-822	\$ 52,348.00	\$ 47,348.00	\$ 5,000.00	\$ -	\$ 5,919.88	\$ 5,919.88	\$ 41,428.12	\$ 5,000.00	Secured interest obtained from partial assignment of mortgage is \$47,348; claims \$5,000 added to investment in February 2018, which is documented by records, but no support that this amount is secured by this property.	2.75%	\$ 19,759.21
Lori Moreland	Madison Trust Company Custodian FBO Lori Moreland #M1606123 Inherited IRA	78-823	\$ 48,087.00	\$ 45,333.00	\$ 2,754.00	\$ -	\$ 5,596.84	\$ 5,596.84	\$ 39,736.16	\$ 2,754.00	Secured interest obtained from partial assignment of mortgage is \$45,333; claims \$2,754 added to investment in February 2018, which is documented by records, but no support that this amount is secured by this property.	2.64%	\$ 18,952.22
Michael Borgia	Michael Borgia	78-231	\$ 669,327.00	\$ 669,327.00	\$ -	\$ -	\$ 234,264.00	\$ 234,264.00	\$ 435,063.00	\$ -		28.88%	\$ 207,503.97
Michael C. Jacobs	Michael C. Jacobs	78-2031	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 2,666.64	\$ 2,666.64	\$ 22,333.36	\$ -		1.48%	\$ 10,651.93
Pat DeSantis	Pat DeSantis	78-397	\$ 171,439.00	\$ 171,439.00	\$ -	\$ 17,242.94	\$ 25,144.35	\$ 42,387.29	\$ 129,051.71	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	8.57%	\$ 61,551.41
PNW Investments, LLC	PNW Investments, LLC	78-332	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 17,433.33	\$ 17,433.33	\$ 32,566.67	\$ -		2.16%	\$ 15,532.72
Property Solutions LLC, Kevin Bybee (managing member)	Property Solutions LLC, Kevin Bybee (managing member)	78-268	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ 20,800.00	\$ 20,800.00	\$ 39,200.00	\$ -		2.60%	\$ 18,696.50
Provident Trust Group, LLC FBO Stephan Tang IRA	Provident Trust Group, LLC FBO Stephan Tang IRA	78-172	\$ 35,345.00	\$ 35,345.00	\$ -	\$ 3,793.63	\$ 4,429.94	\$ 8,223.57	\$ 27,121.43	\$ -	Transaction to roll loan to SSDF6 equity fund was subsequently voided	1.80%	\$ 12,935.61
Rene Hribal	Rene Hribal	78-768	\$ 439,517.00	\$ 439,517.00	\$ -	\$ -	\$ 153,830.88	\$ 153,830.88	\$ 285,686.12	\$ -		18.96%	\$ 136,258.44
Reynald Lalonde & Chantal Lemaire	Reynald Lalonde & Chantal Lemaire	78-327	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 17,233.33	\$ 17,233.33	\$ 32,766.67	\$ -		2.17%	\$ 15,628.11
Robert Potter	Robert Potter	78-1389	\$ 2,796.00	\$ 2,796.00	\$ -	\$ -	\$ 342.98	\$ 342.98	\$ 2,453.02	\$ -		0.16%	\$ 1,169.97
Sidney Haggins	Sidney Haggins	78-1431	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 16,650.00	\$ 16,650.00	\$ 33,350.00	\$ -		2.21%	\$ 15,906.33
Steven J. Talyal	Steven J. Talyal	78-131	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 48,750.00	\$ 48,750.00	\$ 101,250.00	\$ -		6.72%	\$ 48,291.35
Steven K. Chennappan IRA # 17293-31	Steven K. Chennappan IRA # 17293-31	78-206	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 2,800.00	\$ 2,800.00	\$ 7,200.00	\$ -		0.48%	\$ 3,434.05
Towpath Investments LLC - Robert Kessing (manager)	Towpath Investments LLC - Robert Kessing (manager)	78-338	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 14,500.00	\$ 14,500.00	\$ 35,500.00	\$ -		2.36%	\$ 16,931.78
US Freedom Investments, LLC	US Freedom Investments, LLC (Kevin Scheel)	78-1234	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 5,750.00	\$ 5,750.00	\$ -	\$ 19,250.00	Secured investment rolled to SSDF1 Equity Fund	0.00%	\$ -
Victor Shaw	Victor Shaw (Shaw Family Trust)	78-1040	\$ 55,000.00	\$ 55,000.00	\$ -	\$ -	\$ 15,950.00	\$ 15,950.00	\$ 39,050.00	\$ -		2.59%	\$ 18,624.96
			\$ 2,792,558.96	\$ 2,213,812.00	\$ 559,287.89	\$ -	\$ -	\$ -	\$ 1,506,613.20	\$ 473,918.58		100.00%	\$ 718,581.51

Property Address	Property #	Account balance as of 7/18/2024	Approved Fees Held Back (Fee Apps 1-23)	Estimated Fees after 3/31/2024	Amount Available for Distribution
7201 S Constance Avenue	78	\$ 742,186.97	\$ 21,605.46	\$ 2,000.00	\$ 718,581.51

