

UNOFFICIAL COPY

0020897931

131-1461532235 30 001 Page 1 of 4  
2002-08-15 14:48:27  
Cook County Recorder 25.50

**DEED**



0020897931

ACCOUNT NO. 06-0209459

FHA No. 131-1461532235

MAIL TO:

FIRST MADISON SERVICES, INC.  
4 Corporate Drive  
Shelton, CT 06484  
ATTN: TERE OJEDA

NAME & ADDRESS OF TAXPAYER:

FIRST MADISON SERVICES, INC.  
4 Corporate Drive  
Shelton, CT 06484  
ATTN: TERE OJEDA

This deed made this 2nd day of August, 2002, by and between MARTHA J. WHITE, Foreclosure Commissioner, ("Grantor") and United States Secretary of Housing and Urban Development, ("Grantee").

WHEREAS, on September 30, 1970, a certain Mortgage was executed by Union National Bank of Chicago, a National Banking Association, Trustee under Trust Agreement dated September 14, 1970, Trust No. 1459 as mortgagor, in favor of McElvain-Reynolds Co., as mortgagee, and was recorded on October 7, 1970, as Document No. 21284927, in the Office of the Recorder of Deeds, Cook County, Illinois; and

WHEREAS, on March 4, 1977, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage the Secretary designated me as foreclosure commissioner to conduct a nonjudicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded on August 1, 1996, as Document No. 96-591885; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on xxxxxxxxxx, to xxxxxxxxxx, the owner of the property secured by the mortgage as shown by the public record on May 21, 2002, (2) on xxxxxxxxxx, to xxxxxxxxxx,

# UNOFFICIAL COPY

20897931

XXXXXXXXXX, and XXXXXXXXXX, the parties shown on the public record as of May 21, 2002 to be liable for part or all of the mortgage debt, and (3) on XXXXXXXXXX, to XXXXXXXXXX, and XXXXXXXXXX, the parties who as of May 21, 2002 had a lien on the property secured by the Mortgage; and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the CHICAGO LAW BULLETIN on June 17, 2002, June 24, 2002, and July 1, 2002; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 15019 South Vail Avenue, Harvey, IL 60426 on June 19, 2002; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on June 12, 2002 as Document No. 0020659879, in the Office of Recorder of Deeds, Cook County, Illinois; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on July 19, 2002, at which United States Secretary of Housing and Urban Development, submitted the highest bid in the amount of \$ 7,602.54; and

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to United States Secretary of Housing and Urban Development, the following described property located in COOK COUNTY, ILLINOIS:

LOT FORTY THREE (43) (EXCEPT THAT SOUTH SIXTEEN (16) FEET THEREOF), ALL OF LOT FORTY FOUR (44) AND THE SOUTH EIGHT (8) FEET OF LOT FORTY FIVE (45) IN BLOCK TWO HUNDRED FIFTY FIVE (255) IN SUBDIVISION OF PART OF WEST HALF (1/2) OF SOUTH WEST QUARTER (1/4) OF SECTION SEVEN (7), TOWNSHIP THIRTY SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN OF INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS: COMMENCING AT SOUTH EAST CORNER OF WEST HALF (1/2) OF SAID SOUTH WEST QUARTER (1/4) THENCE NORTH ALONG EAST LINE OF SAID WEST HALF (1/2) OF THE SOUTH WEST QUARTER (1/4) 33.96 CHAINS THENCE WEST 15.61 CHAINS THENCE SOUTH ELEVEN AND THREE QUARTER (11 3/4) DEGREES EAST 34.69 CHAINS THENCE EAST 8.48 CHAINS TO POINT OF BEGINNING ACCORDING TO THE PLAT THEREOF RECORDED 02/11/97 AS DOCUMENT NO. 2497691 IN BOOK SIXTY SEVEN (67) OF PLATS PAGE THIRTY SIX (36) IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

PERMANENT INDEX NUMBER: 29-07-328-052 VOL.: 198

20897931

with a property address of: 15019 South Vail Avenue  
Harvey, IL 60426

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, the mortgagor or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

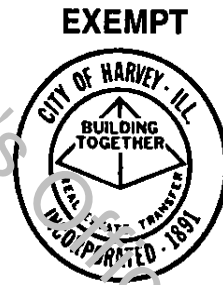
  
Foreclosure Commissioner

Prepared by: Martha J. White  
Law Office of Martha J. White, P.C.  
47 West Polk Street, Suite 100-316  
Chicago, IL 60605  
(312) 922-0070

If HUD is grantee, exempt under 35 ILCS 200 sect. 31-45 (l)

COUNTY OF Cook )  
 ) SS  
STATE OF ILLINOIS )

SUBSCRIBED AND SWORN TO before me  
this 2nd day of August, 20 02.



No 13507



NOTARY PUBLIC



UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
JAN 28 12:00 PM '08  
JAN 28 12:00 PM '08  
JAN 28 12:00 PM '08

2089751  
**UNOFFICIAL COPY**

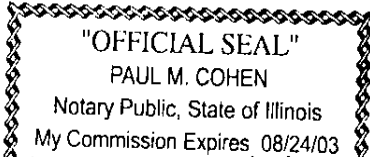
**STATEMENT BY GRANTOR AND GRANTEE  
(55 ILCS 5/3 5020 B)**

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 2, 2002

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said this 2 day of August, 2002  
Notary Public  
[Signature]

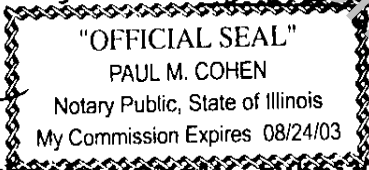


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 2, 2002

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said this 2 day of August, 2002  
Notary Public  
[Signature]



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS