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DEED

ACCOUNT NO. 07-2122237

FHA NO.: 131-687336972

MAIL TO:

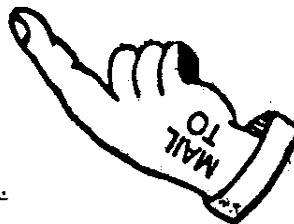


Morris Griffin/First Madison Services, Inc.
Servicer for HUD
4111 South Darlington Suite 300
Tulsa, OK 74135
ATTN: LAURA PITTS

Doc#: **0432334168**
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/18/2004 05:00 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Morris Griffin/First Madison Services, Inc.
Servicer for HUD
4111 South Darlington Suite 300
Tulsa, OK 74135
ATTN: LAURA PITTS



This deed made this 18th day of November, 2004, by and between MARTHA J. WHITE, Foreclosure Commissioner, ("Grantor") and United States Secretary of Housing and Urban Development, ("Grantee).

WHEREAS, on October 28, 1992, a certain Mortgage was executed by Donald J. Ward, Jr. and Cheryl D. Ward, husband and wife, as mortgagor, in favor of Bank of United of Texas FSB as mortgagee, and was recorded on November 16, 1992, as Document No. 92854698, in the Office of the Recorder of Deeds, Cook County, Illinois; and

WHEREAS, on June 18, 1996, 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 October 19, 2004, to Donald J. Ward, Jr. and Cheryl D. Ward, the owner of the property secured by the mortgage as shown by the public record on September 15, 2004, (2) on October 19, 2004, to Donald J. Ward, Jr., Cheryl D. Ward,

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and xxxxxxxxxx, the parties shown on the public record as of September 15, 2004 to be liable for part or all of the mortgage debt, and (3) on October 19, 2004, to Michael D. Fabing, and xxxxxxxxxx, the parties who as of September 15, 2004 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 October 25, 2004, November 1, 2004, and November 8, 2004; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 267 Muskegon Avenue, Calumet City, IL 60409 on October 21, 2004; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on October 19, 2004, as Document No. 0429332080, 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 November 18, 2004, at which United States Secretary of Housing and Urban Development, submitted the highest bid in the amount of \$137,027.56; 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 1 IN CALHOUN SUBDIVISION, BEING A RESUBDIVISION OF LOTS 12 TO 17, BOTH INCLUSIVE, AND LOTS 40 TO 45, BOTH INCLUSIVE, AND LOTS 68 TO 73, BOTH INCLUSIVE, IN THE RESUBDIVISION OF PART OF VACATED INGRAM'S ADDITION TO HEGEWISCH IN THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED OCTOBER 3, 1978 AS DOCUMENT 24654697, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 30-07-104-094-0000 VOL. NO.: 221
with a property address of 267 Muskegon Avenue
Calumet City, IL 60409

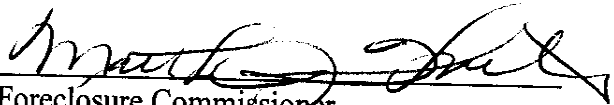
REAL ESTATE TRANSFER TAX

NO. 028088

Calumet City • City of Homes \$ **EXEMPT**

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The grantor hereby conveys to the grantee all right, title and interest in the above property held by 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. 51-45 (l)

COUNTY OF COOK)
) SS
STATE OF ILLINOIS)

SUBSCRIBED AND SWORN TO
before me this 18th day
of November, 2004.


NOTARY PUBLIC

OFFICIAL SEAL
JOSE SALINAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/2/08

Property of Cook County Clerk's Office