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Doc#: 1213915071 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/18/2012 01:25 PM Pg: 1 of 5

DEED

This Deed made this 16th Day of May, 2012, by and between Andrea M. Buford, Foreclosure Commissioner, (" Grantor") and the Secretary of Housing and Urban Development ("Grantee").

WHEREAS, on March 12, 2008 , a certain Mortgage was executed by Coleman M. King in favor of First Reverse Financial Services, LLC, a subsidiary of Family Federal Savings of Illinois, as Mortgagee and was recorded on March 20, 2008 as instrument number 080833178 in the office of the Recorder of Deeds, Cook County; and

WHEREAS, on October 19, 2011 and recorded on December 5, 2011 as instrument number 1133903038 in the office of the Recorder of Deeds Cook County, the Mortgage was assigned to the United States Department 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 non-judicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act 1994 ("Act"), 12 U.S.C. 3751 et seq, the designation being recorded on June 2, 2011 as Document number 11R1788, and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested on April 20, 2012 to Coleman M, King , 23715 Deer Chase Lane, Naperville, IL; owner of the property secured by the mortgage as shown by the public record on April 18, 2012 to be liable for part or all of the mortgage debt, and;

To Margaret T. Lyse, 23715 Deer Chase Lane, Naperville, IL 60564

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To President Sandpebble Condo Association, 1450 Sandpebble Dr., Wheeling, IL 60090

To Michael J. Jacobs, RA Sandpebble Condo Association, 660 La Salle Pl, Suite 100, Highland Park, IL 60035

To Unknown Tenants, 1450 Sandpebble Dr., Unit 110, Wheeling, IL 60090

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the Daily Herald on April 25, 2012, May 2, 2012 and May 9, 2012.; and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was filed for record on April 20, 2012 as document number 1211116016 in the Office of the Recorder of Deeds, Cook County; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at 6 East Monroe St., Suite 1301, Chicago, IL 60603 on May 16, 2012 at 10 a.m. in accordance with the terms of said Notice and the Act at which the Secretary submitted the highest bid in the amount of \$170,237.44.

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers and Sailor's 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. (12 U.S.C.A 3763(e));

NOW THEREFORE, for one dollar and other good and valuable consideration the undersigned hereby grants, bargains, sells, and conveys to the Secretary of Housing and Urban Development; the following described property located in Cook County, Il..

PARCEL 1:

UNIT 110 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 6TH DAY OF MARCH, 1973, AS DOCUMENT NUMBER 2678553, AND RE-REGISTERED ON THE 16TH DAY OF MARCH 1973, AS DOCUMENT NUMBER 2680472, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISE; PART OF LOT 1 IN SANDPEBBLE WALK, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 495.0 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, IN TOWNSHIP AND RANGE AFORESAID. TAKEN AS ONE TRACT AND BOUNDED BY A LINE DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT IN SANDPEBBLE WALK, SAID CORNER BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST

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QUARTER OF SAID SECTION 15, WITH THE EAST LINE OF THE WEST 495.0 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE WEST 495.00 FEET AFORESAID, 300.14 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS WEST, 98.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED. THENCE SOUTH 09 DEGREES 49 MINUTES 45 SECONDS WEST, 64.33 FEET; THENCE SOUTH 80 DEGREES 10 MINUTES 15 SECONDS EAST, 106.50 FEET; THENCE SOUTH 10 DEGREES 07 MINUTES 15 SECONDS EAST, 69.92 FEET; THENCE NORTH 79 DEGREES 52 MINUTES 45 SECONDS EAST, 64.33 FEET; THENCE NORTH 10 DEGREES 07 MINUTES 15 SECONDS WEST 78.33 FEET; THENCE NORTH 29 DEGREES 46 MINUTES 45 SECONDS EAST, 114.84 FEET; THENCE NORTH 60 DEGREES 13 MINUTES 15 SECONDS WEST, 64.33 FEET; THENCE SOUTH 29 DEGREES 46 MINUTES 45 SECONDS WEST, 101.50 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 15 SECONDS WEST, 108.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PARCEL 2.

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT DATED APRIL 4, 1972 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 12, 1972 AS DOCUMENT NUMBER LR2622769 AS AMENDED BY SUPPLEMENT FILED MARCH 6, 1973 AS DOCUMENT LR2678537 AND AS SET FORTH IN THE PLAT OF SUBDIVISION DATED OCTOBER 5, 1970 AND REGISTERED ON OCTOBER 9, 1970 AS DOCUMENT NUMBER LR2525374 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 3, 1972 KNOWN AS TRUST NUMBER 76482 TO LORRAINE D. KRISTOFF AND THOMAS W. KRISTOFF DATED JANUARY 16, 1973 AND REGISTERED APRIL 4, 1973 AS DOCUMENT NUMBER LR2683801 ALL IN COOK COUNTY, ILLINOIS.

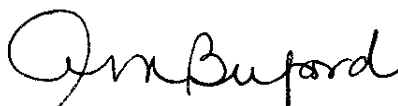
P.I.N. 03-15-402-016-1010

Commonly Known As: 1450 Sandpebble Dr., Unit 110, Wheeling, Il. 60080

The grantor hereby conveys to the grantee all right, title and interest in the above described property held by the grantor herein, 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 an of them until the date of the foreclosure sale. This Deed is given without warranty or covenants to the grantee.

Prepared by:

FORECLOSURE COMMISSIONER



Andrea M. Buford
6 East Monroe St., Suite 1301
Chicago, IL. 60603
(312) 263-6000

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When a mortgage foreclosed pursuant to 12 USCA 376 et. Seq., is conveyed to the Secretary, no tax shall be imposed or collected with respect to the foreclosure commissioner's deed (including any tax customarily imposed upon the deed instrument or upon the conveyance or transfer of title to the property). Failure to collect or pay a tax of the type under the circumstances stated in the preceding sentence shall not be grounds for refusing to record such a deed, for failing to recognize such recordation as imparting notice, or for denying the enforcement of such a deed and its provision in any State or Federal Court. 12 USCA 3763(f).

The Deed and any other instruments submitted for recordation in relation to the foreclosure of the security property under 12 USCA 3761 et. Seq. shall be accepted for recordation by the registrar of deeds or other appropriate official in the county or counties in which the security property is located upon tendering of payment of the usual recording fees for such instruments, and without regard to the compliance of those instruments with any other local filing requirements. 12 USCA 3764.

Exempt under provisions of Paragraph L Section 31-45, Property Tax Code.

Return to (and mail tax bills to):
Deval LLC
1255 Corporate Dr., Suite 300
Irving, TX 75038

GRANTEE
Coleman M. King
23715 Deer Chase Lane
Naperville, IL 60564

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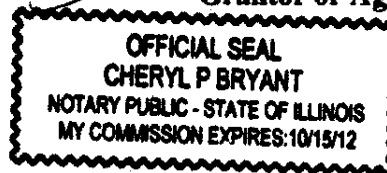
STATEMENT BY GRANTOR AND GRANTEE

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 5-17, 2012

Signature: *Jim Buford*
Grantor or Agent

Subscribed and sworn to before me
By the said ANDREA M. BUFORD
This 17th day of MAY, 2012
Notary Public *Cheryl P. Bryant*

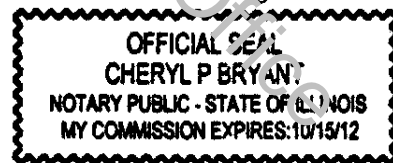


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 5-17, 2012

Signature: *Jim Buford*
Grantee or Agent

Subscribed and sworn to before me
By the said ANDREA M. BUFORD
This 17th day of MAY, 2012
Notary Public *Cheryl P. Bryant*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)