

UNOFFICIAL COPY



Doc# 1717718094 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

LAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2017 03:40 PM PG: 1 OF 4

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 9th day of June 2017, by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) and **United States Secretary of Housing and Urban Development** (Grantee).

WHEREAS, on January 27, 2003, a certain Mortgage was executed by Jennie M. Dickerson, as Mortgagor, in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB, as mortgagee and was recorded on March 12, 2003 as Document Number 0030344512, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on April 1, 2013, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary) and recorded on April 10, 2013 as Document no. 1310034040; and

WHEREAS, by 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 of 1994 ("Act"), 12 U.S.C. 3751 *et seq.* the designation being recorded on March 14, 2017 as Document Number 1707329103; and

WHEREAS, on March 13, 2017, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, to:

UNKNOWN HEIRS OF JENNIE M. DICKERSON, the owner of the property secured by the mortgage as shown on title effective February 15, 2017, 10989 South Church Street, Chicago, IL 60643;
DONALD DICKERSON, 10989 South Church Street, Chicago, IL 60643;
BEVERLY DICKERSON, 10989 South Church Street, Chicago, IL 60643;
ANTHONY DICKERSON, 8534 S. Karlov Avenue, Chicago, IL 60652;
LATREECE DICKERSON, 7230 S. Fairfield Avenue, #1, Chicago, IL 60629; and

SECRETARY HOUSING AND URBAN DEVELOPMENT

HUD National Servicing Center, 110 West 7th Street, Suite 1110, Tulsa, OK 74119; and

U.S. BANK NATIONAL ASSOCIATION, 425 Walnut Street, Cincinnati, Ohio 45202; had a lien on the property secured by a Mortgage; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Chicago Sun Times on May 3, 10, and 17; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record March 13, 2017 as Document Number 1707213041 in the office of the Cook Recorder of Deed; and

JA

UNOFFICIAL COPY

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at the Southwest entrance of Richard J. Daley Center, 50 West Washington Street, Chicago, IL on **06/09/2017 at 10:30 AM**, in accordance with the terms of said Notice and the Act; at which **United States Secretary of Housing and Urban Development** submitted the highest bid in the amount of **\$204,621.00**; and

WHEREAS, the mortgagor is not entitled to benefits of 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. (12 USCA 3763(e));

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, Chicago, Illinois.


Common address: 10989 S CHURCH ST CHICAGO IL 60643

P.I.N.: 25-18-415-016-0000

Legal Description: LOT 25 AND THE SOUTHERLY 1/2 OF LOT 26 IN BLOCK 40 IN WASHINGTON HEIGHTS IN SECTION 7, 8, 17, 18, AND 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Grantor hereby quit claims and conveys all right, title and interest in the subject property to the Secretary without warranty or covenant.

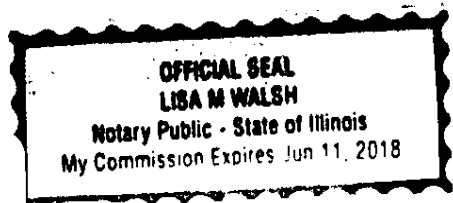
Foreclosure Commissioner




IRA T. NEVEL
LAW OFFICES OF IRA T. NEVEL, LLC
175 N. Franklin, Suite 201
Chicago, IL 60606
312-357-1125

SUBSCRIBED and SWORN to before me
this 12th day of June, 2017.




NOTARY PUBLIC



REAL ESTATE TRANSFER TAX	27-Jun-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

25-18-415-016-0000 | 20170601676907 | 1-521-493-440

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	27-Jun-2017
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

25-18-415-016-0000 | 20170601676907 | 1-495-930-304

UNOFFICIAL COPY

When a mortgage foreclosed pursuant to 12 USCA 3761 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 and under the circumstances stated in the proceeding 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 of Federal Court. 12 USCA 3763(f)

This 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 recorder 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

PREPARED BY:

LAW OFFICES OF IRA T. NEVELL, LLC
175 North Franklin, Suite 201
Chicago, IL 60606

RETURN TO:

NOVAD MANAGEMENT CONSULTING
2401 NW 23RD Street, Suite 1A1,
Oklahoma City, OK 73107

EXEMPT FROM TAX UNDER 35 ILCS 200/21-45 (L)
OF THE PROPERTY TAX CODE

DATE: 6/20/17

~~BUYER~~ SELLER OR AGENT

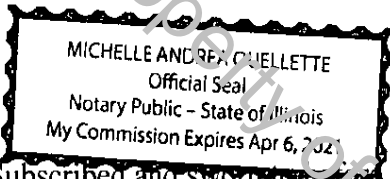
Timothy R. Yueill

UNOFFICIAL COPY

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 6/20, 2017

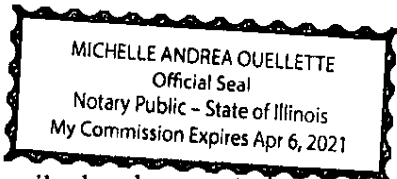


Subscribed and sworn to before me
By the said Michelle Andrea Ouellette
This 20, day of June, 2017
Notary Public Michelle Andrea Ouellette

Signature: [Signature]
Grantor or Agent
Timothy R. Yueill

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.

Dated 6/20, 2017



Subscribed and sworn to before me
By the said Michelle Andrea Ouellette
This 20, day of June, 2017
Notary Public Michelle Andrea Ouellette

Signature: [Signature]
Grantee or Agent
Timothy R. Yueill

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 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.)