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Doc# 1718729011 Fee \$72.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2017 10:26 AM PG: 1 OF 5

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 9th day of June, 20 2017 by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) and **United States Secretary of Housing and Urban Development** Grantee).

WHEREAS, on September 24, 2004, a certain Mortgage was executed by Gemma Cassano, as Mortgagor, in favor of Wells Fargo Bank, N.A. as mortgagee and was recorded on October 18, 2004 as Document Number 0429042693, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 05/12/2014, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary) and recorded on July 1, 2014, as Document Number 1418244013; 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 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 April 27, 2017, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, to:

UNKNOWN HEIRS OF GEMMA CASSANO

AND UNKNOWN OCCUPANTS, the owner of the property secured by the mortgage as shown on title effective March 31, 2017, 2304 E Holiday Terrace, Unit 506, Lansing, IL 60438 and DENISE DOUGHERTY, 2194 Sugar River Trail, Gladwin, MI 48624 and DANIEL CASSANO, 2194 Sugar River Trail, Gladwin, MI 48624 and DANIEL CASSANO, 2304 East Holiday Terrace, Unit 506, Lansing, IL 60438;

SECRETARY HOUSING AND URBAN DEVELOPMENT

HUD National Servicing Center, 110 West 7th Street, Suite 1110, Tulsa, OK 74119 and HOLIDAY TERRACE CONDOMINIUM ASSOCIATION, Building no. 4, C/O RY Properties, 18221 Torrence Avenue, Lansing, IL 60438, the parties who as of March 31, 2017, 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 Cook County Chronicle on May 10, 17, and 24, 2017; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record May 3, 2017 as Document Number 1712316087 in the office of the Cook Recorder of Deed; and

CCRD REVIEW

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WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at southwest entrance of the RICHARD J. DALEY CENTER, 50 W. WASHINGTON STREET, CHICAGO, IL. on 06/09/2017 at 10:30 A.M., in accordance with the terms of said Notice and the Act; at which and **United States Secretary of Housing and Urban Development** submitted the highest bid in the amount of \$109,544.19; 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 and **United States Secretary of Housing and Urban Development** the following described property located in Cook County, Chicago, Illinois.

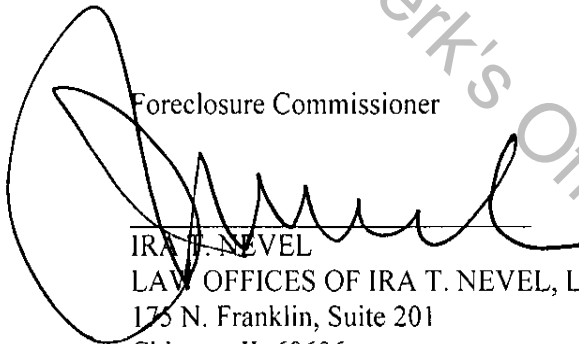
Common address: 2304 E HOLIDAY TERRACE 506 LANSING IL 60438

P.I.N.: 29-25-405-029-1030

Legal Description: UNIT 506 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HOLIDAY TERRACE CONDOMINIUM BUILDING #4, AS DELINEATED AND DEFINED IN THE DECLARATION REGISTERED AS DOCUMENT T2688644 AS AMENDED FROM TIME TO TIME, IN SECTION 25, TOWNSHIP 36 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.

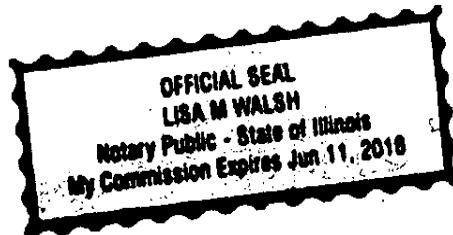
Foreclosure Commissioner



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



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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 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 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. NEVEL, LLC
175 North Franklin, Suite 201
Chicago, IL 60606

RETURN TO:

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

REAL ESTATE TRANSFER TAX		06-Jul-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-25-405-029-1030 20170601683618 471-076-352		

EXEMPT FROM TAX UNDER 35 ILCS 200/31.45 (L)
OF THE PROPERTY TAX CODE

DATE: 6/20/17

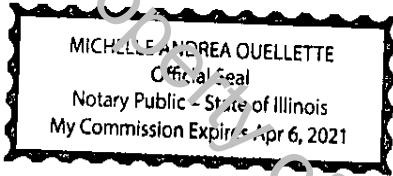
BUYER - SELLER OR AGENT
Timothy R. Yuen

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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 6/20, 2017



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

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

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



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

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

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.)

Village of Lansing

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Patricia Williams
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Gemma Cassano
2304 E Holiday Terrace, unit 506
Lansing, IL 60438

Telephone:

Attorney or Agent: Law Offices of Ira T Nevel, LLC
Telephone No.: 312-357-1125

Property Address: 2304 E Holiday Terrace unit 506
Lansing, IL 60438

Property Index Number (PIN): 29-25-405-029-1030

Water Account Number: N/A

Date of Issuance: June 22, 2017

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on June 22, 2017 by
Karen Giovane.

VILLAGE OF LANSING

By: Arlette Frye
Village Treasurer or Designee

Karen Giovane (Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.