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1817716031D

Doc# 1817716031 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2018 02:45 PM PG: 1 OF 5

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 29th day of May 2018, by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) United States Secretary of Housing and Urban Development (Grantee).

WHEREAS, on April 20, 1998, a certain Mortgage was executed by Helen M. Ryan, as Mortgagor, in favor of MERS, INC., Assignee of Financial Freedom Senior Funding Corp., Assignee of Lehman Capital, Assignee of Wendover Financial Services, Corp., Assignee of Norwest Mortgage, Inc. as mortgagee and was recorded on April 28, 1998 as Document Number 98342052, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on July 5, 2011, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary) and recorded on July 18, 2011, as Document Number 1119931042; 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, 2018 as Document Number 1707329193; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on May 2, 2018 to:

JOHN RYAN, Heir, 10744 South Kenneth Avenue, Oak Lawn, IL 60453
MICHAEL RYAN, Heir, 1168 Masters Parkway, Aurora, IL 60506
UNKNOWN OCCUPANTS, 10744 South Kenneth Avenue, Oak Lawn, IL 60453

the owner of the property secured by the mortgage as shown by the public record April 2, 2018;
and

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on May 2, 2018 to:
SECRETARY HOUSING AND URBAN DEVELOPMENT
HUD National Servicing Center, 110 West 7th Street, Suite 1110, Tulsa, OK 74119

the parties who as of April 2, 2018 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 Sun Times on 5-3-18, 5-10-18, and 5-17-18; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record May 4, 2018 as Document Number 1812422035 in the office of the Cook County Recorder of Deed; and

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 **May 29, 2018 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 \$166,550.00; 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 (vesting); the following described property located in Cook County, Chicago, IL; and

Common address: 10744 Kenneth St., Oak Lawn, IL 60455

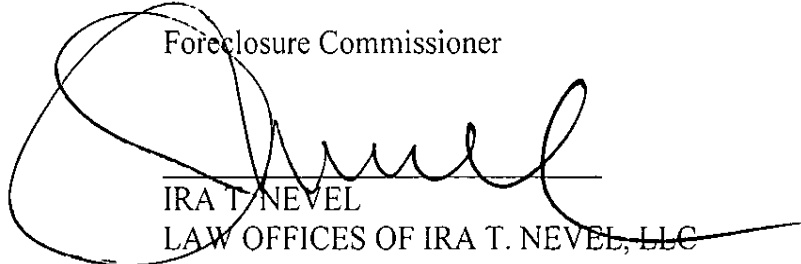
P.I.N. 24-15-326-033

Legal Description: LOT 31 OF FOURTH ADDITION TO JOLLY HOMES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH 36 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


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

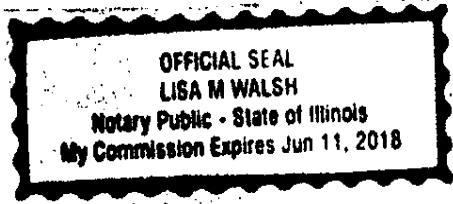
Foreclosure Commissioner



 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 14th day of June, 2018




 NOTARY PUBLIC



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 or 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

REAL ESTATE TRANSFER TAX		26-Jun-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-15-326-033-0000		20180601611262 1-512-444-704

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

EXEMPT FROM TAX UNDER 38 ILCS 200/51-45 (L)
 OF THE PROPERTY TAX CODE.

DATE: 6/7/18

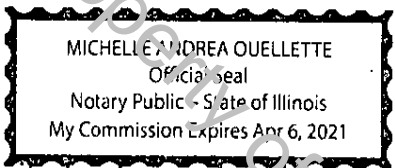
 BUYER, SELLER OR AGENT
 Timothy R. Yueill

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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 6/7, 2018

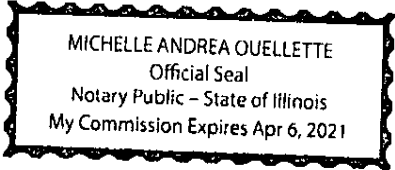


Signature: [Handwritten Signature]
Grantor or Agent
Timothy R. Yueill

Subscribed and sworn to before me
By the said Michelle Andrea Ouellette
This 7, day of June, 2018
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 6/7, 2018



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

Subscribed and sworn to before me
By the said Michelle Andrea Ouellette
This 7, day of June, 2018
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.)

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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10744 S KENNETH AVE

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (A & M) of said Ordinance

Dated this 20TH day of JUNE, 2018

Larry Deetjen
Village Manager

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

Larry R. Deetjen, CM
Village Manager

Village Trustees
Tim Desmond
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Robert J. Streit
Terry Vorderer

SUBSCRIBED and SWORN to before me this

20TH Day of JUNE, 2018



Property of Cook County Clerks Office