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1825434044

Doc# 1825434044 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2018 02:08 PM PG: 1 OF 5

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 27th day of August 2018 by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) and United States Secretary of Housing and Urban Development (Grantee).

WHEREAS, on 03/13/2003, a certain Mortgage was executed by Jeannette Reed as Mortgagor, in favor of Wells Fargo Home Mortgage, Inc. as mortgagee and was recorded on 04/03/2003 as Document Number 0030446132, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 10/17/2007, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary) and recorded on 03/20/2008, as Document Number 0808039018, in the Office of Cook County Recorder of Deeds; 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 1707329193; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on July 30, 2018 to:

UNKNOWN OCCUPANTS, 620 East 95th Street, Chicago, IL 60619
SHARON COLE, Heir, 8123 South Maryland Avenue, #1S, Chicago, IL 60619

the owner of the property secured by the mortgage as shown by the public record May 17, 2018; and Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on July 30, 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 May 17, 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 Daily Southtown on 8/2/18, 8/9/18, and 8/16/18; and

CCRD REVIEW 

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WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record August 1, 2018 as Document Number 1821318114 in the office of the Cook 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 **08/27/2018 at 10:30 AM**, in accordance with the terms of said Notice and the Act; at which United States Secretary and Urban Development submitted the highest bid in the amount of \$186,550.00; 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:

P.I.N.: 25-03-431-045

Common address: 620 E. 95th Street, Chicago, IL 60619

Legal Description: LOT 23 IN BLOCK 7 IN BURNSIDE A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, 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 27th day of August, 2018.

NOTARY PUBLIC

CATHRINE B IRBY
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 3, 2020

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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 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/Mail back to: Box 167

Property of Cook County Clerk's Office

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Exempt under provision of Paragraph 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

9/27/18
Date

Buyer, Seller or Representative

Timothy R. Vaneill

RETURN TO:

The Law Offices of Ira T. Nevel, LLC
175 N. Franklin St. Suite 201
Chicago, IL 60606

GRANTEE AND TAXES TO:

United States Secretary of Housing and Urban Development
2401 NW 23rd St. Ste. 1A1
Oklahoma City, OK 73107

CONTACT INFORMATION:

United States Secretary of Housing and Urban Development
2401 NW 23rd St. Ste. 1A1
Oklahoma City, OK 73107

REAL ESTATE TRANSFER TAX

11-Sep-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-03-431-045-0000 | 20180901677497 | 1-579-012-256

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

REAL ESTATE TRANSFER TAX

11-Sep-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-03-431-045-0000

| 20180901677497 | 1-084-559-520

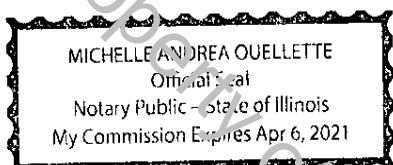
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STATEMENT BY GRANTOR AND GRANTEE

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

8/29, 2018



Signature:

Grantor or Agent

Timothy R. Yueill

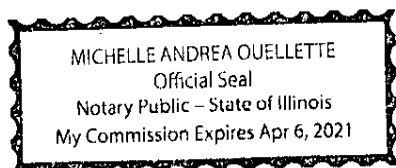
Subscribed and sworn to before me

By the said Michelle Andrea Ouellette
This 29 day of August, 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

8/29, 2018



Signature:

Grantee or Agent

Timothy R. Yueill

Subscribed and sworn to before me

By the said Michelle Andrea Ouellette
This 29 day of August, 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.)