

# UNOFFICIAL COPY



Doc# 1828522030 Fee \$72.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2018 01:34 PM PG: 1 OF 5

## FORECLOSURE COMMISSIONER'S DEED

This Deed made this 22<sup>ND</sup> 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 08/25/2009, a certain Mortgage was executed by Delores Williams as Mortgagor, in favor of Urban Financial Group as mortgagee and was recorded on 09/24/2009 as Document Number 0926712153, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 05/14/2015, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary) and recorded on 05/15/2015, as Document Number 1514047032, in the Office of the Cook County Recorder of Deeds, Illinois; 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 19, 2018 to:

DELORES WILLIAMS, Garden House of Park Forest, 69 Park Street, Apartment 511  
Park Forest, IL 60466  
UNKNOWN OCCUPANTS, 13714 South Pulaski Road, Robbins, IL 60472  
FLORINE PEETE, 37 Dogwood Street, Park Forest, IL 60466  
the owner of the property secured by the mortgage as shown by the public record May 11, 2018; and



On July 19, 2018 to:

SECRETARY HOUSING AND URBAN DEVELOPMENT  
HUD National Servicing Center, 110 West 7<sup>th</sup> Street, Suite 1110, Tulsa, OK 74119  
the parties who as of May 11, 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 7/23/18, 7/30/18, and 8/6/2018; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record July 26, 2018 as Document Number 1820745070 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 08/22/2018 at 10:30 AM, in accordance with the terms of said Notice and the Act; at which United

REAL ESTATE TRANSFER TAX		12-Oct-2018	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
28-03-214-062-0000		20181001605941   0-610-895-008	



**VILLAGE OF ROBBINS**  
Real Estate Exempt Transfer Tax

Date: 9-26-18  
1414

SEARCHED  
INDEXED  
SERIALIZED  
FILED  
OCT 26 2018  
ROBBINS, ILL.

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States Secretary of Housing and Urban Development submitted the highest bid in the amount of \$15,710.00; 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 mortgage 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, Robbins, Illinois:

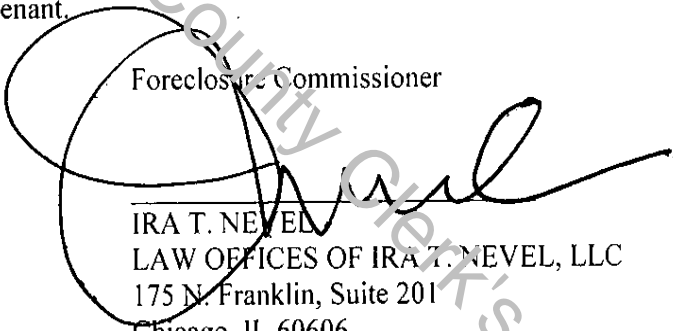
P.I.N.: 28-03-214-062

Common address: 13714 South Crawford Avenue, Robbins, IL 60472

**Legal Description:** LOT 8 AND THE NORTH 1/2 OF LOT 9 IN BLOCK 3 IN LINCOLN MANOR 4TH ADDITION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF MIDLOTHIAN TURNPIKE, 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.

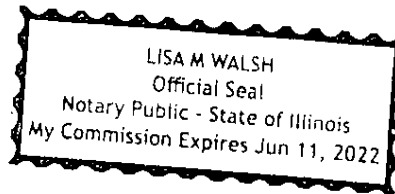
Foreclosure Commissioner



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 24th day of August, 2018.

  
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

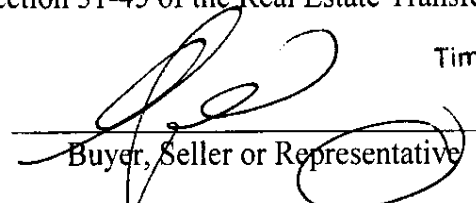
PREPARED BY/MAIL To: BOX 167

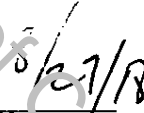
Property of Cook County Clerk's Office

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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)

Timothy R. Yueill

  
 \_\_\_\_\_  
 Buyer, Seller or Representative

  
 \_\_\_\_\_  
 Date

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 23<sup>rd</sup> St. Ste. 1A1  
Oklahoma City, OK 73107

CONTACT INFORMATION:

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

Property of Cook County Clerk's Office

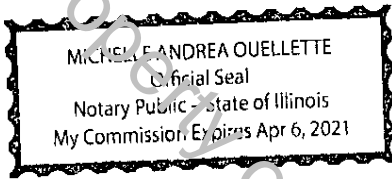
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## STATEMENT BY GRANTOR AND GRANTEE

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 \_\_\_\_\_

8/27, 2018



Signature: \_\_\_\_\_

*[Handwritten Signature]*  
**Grantor or Agent**

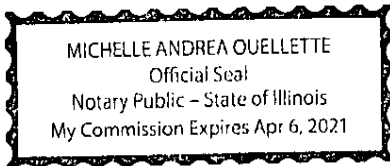
Timothy R. Yueill

Subscribed and sworn to before me  
By the said Michelle Andrea Ouellette  
This 27, 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 \_\_\_\_\_

8/27, 2018



Signature: \_\_\_\_\_

*[Handwritten Signature]*  
**Grantee or Agent**

Timothy R. Yueill

Subscribed and sworn to before me  
By the said Michelle Andrea Ouellette  
This 27, 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.)