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Doc# 1909316077 Fee \$46.00

IN SP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2019 03:57 PM PG: 1 OF 5

FORECLOSURE COMMISSIONER'S DEED

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

WHEREAS, on 02/08/2008, a certain Mortgage was executed by Anna J. Nelson, as Mortgagor, in favor of Financial Freedom Senior Funding Corporation, A Subsidiary of Indy Mac Bank, FSB, Assignee of MERS, as Nominee for Financial Acquisition LLC as mortgagee and was recorded on 03/05/2008 as Document Number 0806505233, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 07/24/2014, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary) and recorded on 9/25/2014, as Document Number 1426822097, in the Office of 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 3/14/2017 as Document Number 1707325193; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 6/4/2018 to:

ANNA J. NELSON, Symphony of Morgan Park Nursing Home
10935 South Halsted Avenue, Chicago, IL 60628

UNKNOWN OCCUPANTS, 10012 South Union Avenue, Chicago, IL 60628

CHARLES SIMPSON, heir
9420 South Saint Lawrence Avenue, Chicago, IL 60619
the owner of the property secured by the mortgage as shown by the public record April 30, 2018 and;

On 6/4/2018 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 30, 2018 had a lien on the property secured by the Mortgage; and

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WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Daily Southtown on June 7, 2018, June 14, 2018, and June 21, 2018; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record June 6, 2018 as Document Number 1815722020 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 **06/29/2018 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 **\$220,533.00**; 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, Illinois:

P.I.N. 25-09-309-090

Common address: 10012 South Union Avenue, Chicago, IL 60628

Legal Description: LOT 5 (EXCEPT THE NORTH 10 FEET) AND THE NORTH 15 FEET OF LOT 6 IN BLOCK 25 IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, 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

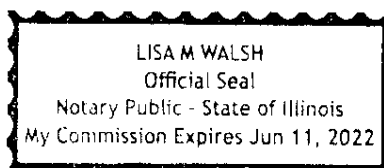
Chicago, IL 60606

312-357-1125

SUBSCRIBED and SWORN to before me
this 3rd day of July, 2018

Lisa M Walsh

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 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/RETURN TO: BOX 167

REAL ESTATE TRANSFER TAX

03-Apr-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-09-309-090-0000 | 20190401637959 | 1-450-066-848

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

REAL ESTATE TRANSFER TAX

03-Apr-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-09-309-090-0000 | 20190401637959 | 1-716-568-992

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

7/5/18
Date

Buyer, Seller or Representative

Timothy R. Yueill

RETURN TO:

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

CONTACT/GRANTEE AND TAXES TO:

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

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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

7/5, 2018



Signature:

Grantor or Agent

Timothy R. Yueill

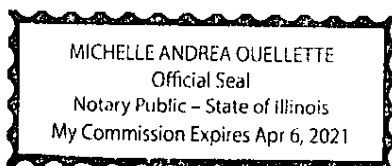
Subscribed and sworn to before me

By the said Michelle Andrea OuelletteThis 5, day of July, 2018Notary 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

7/5, 2018



Signature:

Grantee or Agent

Timothy R. Yueill

Subscribed and sworn to before me

By the said Michelle Andrea OuelletteThis 5, day of July, 2018Notary 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.)