

# UNOFFICIAL COPY

Doc#: 2209041131 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/31/2022 01:34 PM Pg: 1 of 5

Dec ID 20220301666056

## FORECLOSURE COMMISSIONER'S DEED

This Deed made this 3<sup>rd</sup> day of November 2021, by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) and United States Secretary of Housing and Urban Development (Grantee).

WHEREAS, on 03/20/2007, a certain Mortgage was executed by Joe N. Rand and Modies Rand, as Mortgagor, in favor of Liberty Reverse Mortgage as mortgagee and was recorded on 04/20/2007 as Document Number 0711056024, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 04/17/2017, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and recorded on 04/19/2017, as Document Number 1710908010, in the Office of the 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 03/14/2021 as Document Number 1707329193; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 09/23/2021 to: UNKNOWN OCCUPANTS, 14508 Irving Avenue, Dolton, IL 60419, the owner of the property secured by the mortgage as shown by the public record as of 07/08/2021 and on 09/23/2021 to: RENEE RAND, 14508 Irving Avenue, Dolton, IL 60419, the parties shown on the public record as of 07/08/2021 to be liable for part or all of the mortgage debt, and on 09/23/2021 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 07/08/2021 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 Cook County Chronicle on 09/29/2021, 10/06/2021, 10/13/2021; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record 09/23/2021 as Document Number 2126625201 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 11/03/2021 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 **\$213,685.85**; and

WHEREAS, the mortgagor is not entitled to benefits of Soldiers' and Sailors' Civil Relief Act of 1940; and

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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, Dolton, IL 60419:

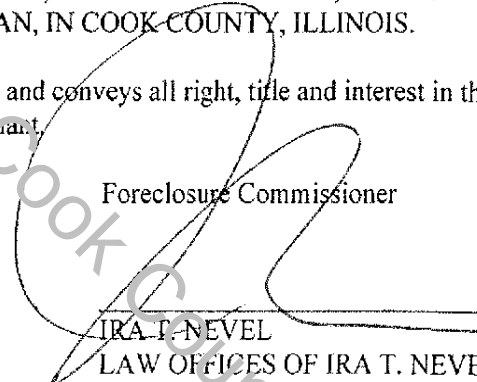
P.I.N.: 29-03-424-005  
29-03-424-006  
29-03-424-007

Common address: 14508 Irving Avenue, Dolton, IL 60419


**Legal Description:** LOT 31, LOT 32, LOT 33 AND LOT 34 (EXCEPT THE NORTH 10 FEET THEREOF) IN CHARLES H. BRANDT DOLTON SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

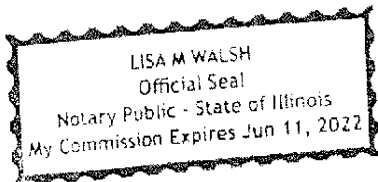
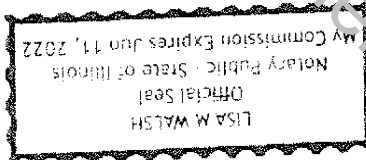
The Grantor hereby quits claims and conveys all right, title and interest in the subject property to the Secretary without warranty or covenant.

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 4<sup>th</sup> day of November 2021

  
NOTARY PUBLIC



VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX  
ADDRESS 14508 IRVING AVE DOLTON IL No. 24918  
ISSUE 3/21/22 EXPIRED 4/21/22  
AMT \$ 500.  
TYPE Judicial  
VILLAGE COMPTROLLER

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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

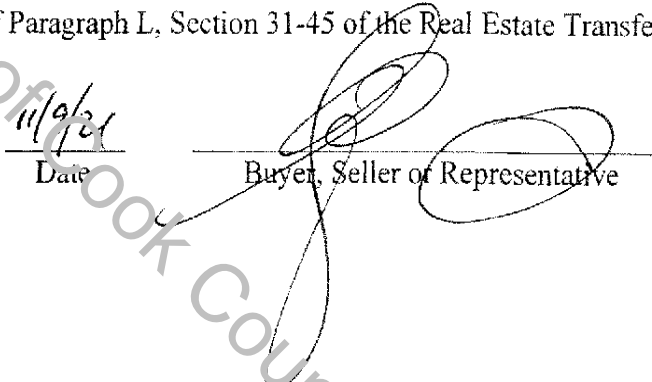
PREPARED AND MAIL TO:  
LAW OFFICES OF IRA T. NEVEL, LLC  
175 N. Franklin, Suite 201  
Chicago, IL 60606  
312-357-1125

Property of Cook County Clerk's Office

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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)

11/9/21  
Date

  
Buyer, Seller or Representative

PREPARED BY/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  
451 7<sup>th</sup> St., SW  
Washington, DC 20410

CONTACT INFORMATION:

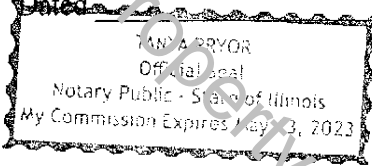
United States Secretary of Housing and Urban Development  
451 7<sup>th</sup> St., SW  
Washington, DC 20410

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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 11/9, 2021

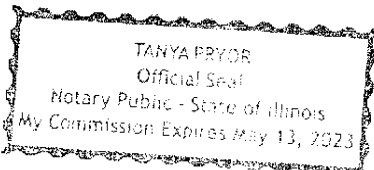


Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Tanya Pryor  
This 9 day of NOV, 2021  
Notary Public [Handwritten Signature]

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 11/9, 2021



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

Subscribed and sworn to before me  
By the said Tanya Pryor  
This 9<sup>th</sup> day of NOV, 2021  
Notary Public [Handwritten Signature]

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.)