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Doc#: 2225739251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 01:05 PM Pg: 1 of 5

Dec ID 20220901635024

City Stamp 0-327-910-992

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 10th day of August 2022, by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) and United States Secretary of Housing and Urban Development (Grantee).

WHEREAS, on 01/13/2006, a certain Mortgage was executed by Maxine Parker, as Mortgagor, in favor of WELLS FARGO BANK NA as mortgagee and was recorded on 01/30/2006 as Document Number 0603046030, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 12/29/2017, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and recorded on 1/19/2018, as Document Number 1801940000, 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 3/14/2022 as Document Number 1707329193; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 6/2/2022 to: UNKNOWN OCCUPANTS, 7801 S. DAMEN AVE., CHICAGO, IL 60620, CHARLES P. GOLBERT c/o MARGARET E. CURRIN, OFFICE OF THE COOK COUNTY PUBLIC GUARDIAN, 69 W. WASHINGTON, STE. 700, CHICAGO, IL 60602
the owner of the property secured by the mortgage as shown by the public record 5/25/2022;
on 6/22/2022 to: MABLE STOSS, 9025 N. ROXBURY TERRACE, OKLAHOMA CITY, OK 73132, NORA KARNES, 3410 S. BENTON AVENUE, KANSAS CITY, MO 64128
the parties shown on the public record as of 5/25/2022 to be liable for part or all of the mortgage debt, and on 6/2/2022) to:
SECRETARY HOUSING AND URBAN DEVELOPMENT
HUD National Servicing Center, 110 West 7th Street, Suite 1110, Tulsa, OK 74119
the parties who as of 5/25/2022 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 6/29/2022, 7/6/2022, 7/13/2022; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record 6/23/2022 as Document Number 2217428046; 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 60602 on 8/10/2022 at 10:30 AM, in accordance with the terms of said Notice

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and the Act; at which United States Secretary of Housing and Urban Development submitted the highest bid in the amount of \$144,976.37; 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.: 20-30-428-048-0000

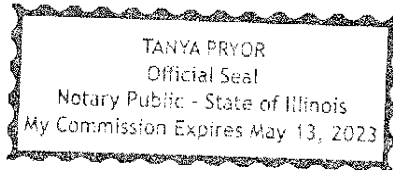
Common address: 7801 S. DAMEN AVENUE, CHICAGO, IL 60620

Legal Description: LOT 1 AND THE NORTH 1/3 OF LOT 2 IN W.H. BRITIGAN'S 79TH AND ROBEY STREET SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCK 57 IN DEWEY AND VANCE'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF) RESERVED FOR RAILROAD RIGHT OF WAY ALSO EXCEPT THE RIGHT OF WAY OF THE PACIFIC AND ST. LOUIS RAILROAD ALSO EXCEPT THE SOUTH 10 RODS OF THE WEST 16 RODS OF THE SOUTH 1/2 OF SECTION 30 AFORESAID RESERVED FOR SCHOOL LOT 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 29 day of Aug, 2020

Tanya Pryor
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		13-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

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

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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

LAW OFFICES OF IRA T. NEVEL, LLC
175 North Franklin Street, Ste 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)

4.29.22
Date

Bill Smith

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
2401 NW 23rd St., Ste. 1A1
Oklahoma City, OK 73107

CONTACT INFORMATION:

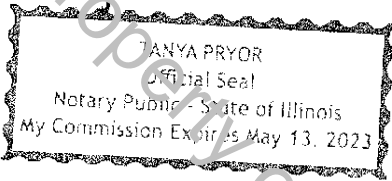
United States Secretary of Housing and Urban Development
2401 NW 23rd St., Ste. 1A1
Oklahoma City, OK 73107
(800) 855-2880

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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 August 29, 2022

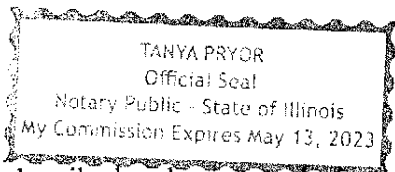


Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 29 day of AUG, 2022
Notary Public [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 August 29, 2022



Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 29 day of AUG, 2022
Notary Public [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.)