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Doc#: 2322249307 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 02:56 PM Pg: 1 of 6

Dec ID 20230801693773

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 19TH day of July 2023, by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) and United States Secretary of Housing and Urban Development (Grantee).

WHEREAS, on 9/27/2010, a certain Mortgage was executed by MAHINDOKT SHOKOOH aka MAHIN SHOKOOH as Mortgagor, in favor of MORTGAGE SERVICES III, LLC as mortgagee and was recorded on 10/15/2010 as Document Number 1028854015, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 1/19/2018, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and recorded on 2/5/2018, as Document Number 1803604020, 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 3/14/17 as Document Number 1707329193 and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 5/12/2023 to:

UNKNOWN OCCUPANTS, 4101 W. CHASE AVE., LINCOLNWOOD, IL 60712
the owner of the property secured by the mortgage as shown by the public record 5/10/2023 and on 5/12/2023 to:

BIJAN SABERIAN, 1540 44TH ST., APT. 4, MARION, IA 52302

BEHZAD SABERIAN, 4101 W. CHASE AVE., LINCOLNWOOD, IL 60712

BEHROOZ SABERIAN, 3916 N. BROADWAY ST., CHICAGO, IL 60613

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the parties shown on the public record as of 5/10/2023 to be liable for part or all of the mortgage debt; and on 5/12/2023 to:

STATE OF ILLINOIS DEPARTMENT OF HEALTHCARE AND FAMILY SERVICES Under Liens Recorded 7/14/17 As Document Number 1719541003 And 4/26/22 As Document Number 2211634027, State Of Illinois Director Of Revenue, 101 W. Jefferson St., Springfield, Il 62708 SECRETARY HOUSING AND URBAN DEVELOPMENT c/o The Associate General Counsel for Litigation Office of Litigation, U.S. Department of Housing and Urban Development 451 Seventh Street, S.W., Washington, D.C. 20410

the parties who as of 5/10/2023 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 5/17/2023, 5/24/2023 and 5/31/2023

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record 5/15/2023 as Document Number 2313510112 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 60602 on 7/19/2023 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 \$637,785.42; 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 **UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT**; the following described property located in Cook County, Lincolnwood, IL

P.I.N.: 10-27-429-015-0000

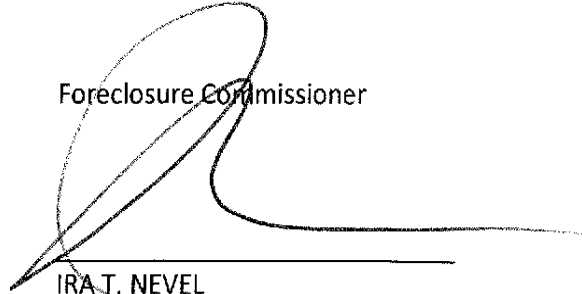
Common address: 4101 W. CHASE AVE., LINCOLNWOOD, IL 60712

Legal Description: LOT 1 IN BLOCK 3 IN ENGEL S KENILWORTH AVENUE HIGHLANS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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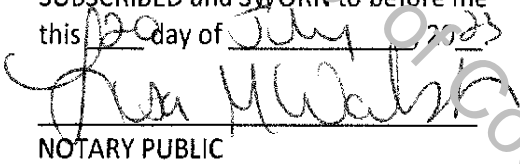
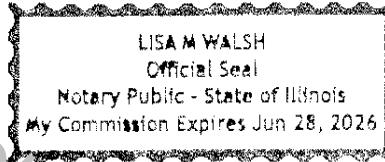
The Grantor hereby quit claims and conveys all right, title and interest in the subject property to the Secretary without warranty or covenant.

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 20 day of July, 2023


NOTARY PUBLIC

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

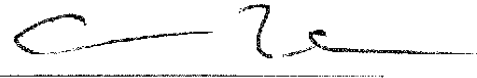
PREPARED BY/RETURN TO:
LAW OFFICES OF IRA T. NEVEL, LLC
175 N. FRANKLIN, STE. 201
CHICAGO, IL 60606

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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)

7/20/23

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

CONTACT INFORMATION:

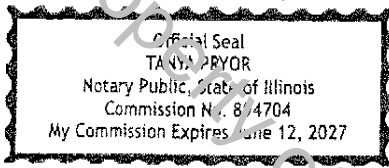
United States Secretary of Housing and Urban Development
2401 NW 23rd St., Ste. 1A1
Oklahoma City, OK 73107
(800) 855-2880

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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 7/20, 2023

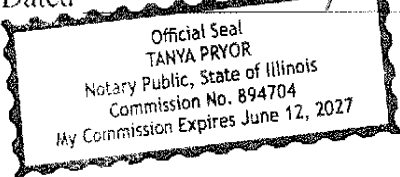


Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 20 day of July, 2023
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 7/20, 2023



Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 20 day of July, 2023
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.)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's United States Secretary of Housing and Urban Development
Mailing Address: 4101 W Chase Ave
Lincolnwood, IL 60712
Telephone No.: _____
Attorney or Agent: _____
Telephone No.: _____
Property Address: 4101 W Chase Ave
Lincolnwood, IL 60712
Property Index Number (PIN): 10-27-429-015-0000
Water Account Number: 111631-000
Date of Issuance: 08/07/2023

VILLAGE OF LINCOLNWOOD

By: 

John Risko

Assistant to the Finance Director

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.