

UNOFFICIAL COPY

Doc#: 2406722062 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 5

Dec ID 20240201639953

City Stamp 0-688-763-440 City Tax \$0.00

FORECLOSURE COMMISSIONER'S DEED

This Deed made this 10th day of January 2024, by and between Ira T. Nevel, Foreclosure Commissioner, (Grantor) and United States Secretary of Housing and Urban Development (Grantee).

WHEREAS, on 04/28/2005, a certain Mortgage was executed by JOHN F. THOMAS and LORETTA L. THOMAS as Mortgagors, in favor of EVERBANK as mortgagee and was recorded on 05/10/2005 as Document Number 0513005005, in the Office of the Cook County Recorder of Deeds; and

WHEREAS, on 04/10/2019, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and recorded on 04/11/2019, as Document Number 1910113136, 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 3/14/2017 as Document Number 1707329193 and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on 11/8/2023 to:

UNKNOWN OCCUPANTS, 11204 S. UNION AVE., CHICAGO, IL 60628

THE ESTATE OF LORETTA THOMAS, 11204 S. UNION AVE., CHICAGO, IL 60628

the owner of the property secured by the mortgage as shown by the public record 8/29/2023;

and on 11/8/2023 to:

TOMMY J. THOMAS – INDIVIDUALLY and as SUCCESSOR EXECUTOR, 5262 W. 102ND ST., OAK LAWN, IL 60453

THE ESTATE OF LORETTA THOMAS, 11204 S. UNION AVE., CHICAGO, IL 60628

the parties shown on the public record as of 8/29/2023 to be liable for part or all of the mortgage debt;

and on 11/8/2023 to:

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 8/29/2023 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 Cook County Chronicle on 11/15/2023, 11/22/2023 and 11/29/2023; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record 11/15/2023 as Document Number 2331940193 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 ST., CHICAGO, IL 60602 on 01/10/2024 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 \$221,943.69; 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, Chicago, IL:

P.I.N.: 25-21-109-018-0000

Common address: 11204 S. UNION AVE, CHICAGO, IL 60628

Legal Description: LOT 3 (EXCEPT THE SOUTH 5 FEET THEREOF) AND LOT 2 (EXCEPT THE NORTH 15 FEET THEREOF) IN BLOCK 10 IN THIRD ADDITION TO SHELDON HEIGHTS, A SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, 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

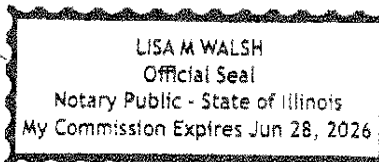
Chicago, IL 60606

312-357-1125

SUBSCRIBED and SWORN to before me
this 17 day of January, 2024

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:
LAW OFFICES OF IRA T. NEVEL, LLC
175 N. FRANKLIN, STE. 201
CHICAGO, IL 60606

REAL ESTATE TRANSFER TAX

26-Feb-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

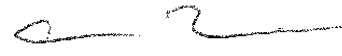
25-11-109-018-0000 | 20240201639953 | 0-688-763-440

* Total does not include any applicable penalty or interest due

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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)

1-24-24
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

Property of Cook County Clerk's Office

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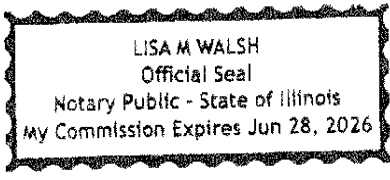
STATEMENT BY GRANTOR AND GRANTEE

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 1-24, 2024

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said **LISA M. WALSH**
This 24th day of January, 2024
Notary Public [Handwritten Signature]

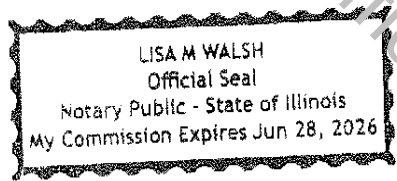


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-24, 2024

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said **LISA M. WALSH**
This 24th day of January, 2024
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.)