

FORECLOSURE COMMISSIONER'S DEED

FHA NO. 131 7439496 729

This Deed made this 3rd day of October, 1997, by and between IRA T. NEVEL, Foreclosure Commissioner ("Grantor"), and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ("Grantee").

WHEREAS, on February 18, 1994, a certain Mortgage was executed by VENUS V. BROWN, as Mortgagors, in favor of FLEET MORTGAGE CORP., as Mortgagee, and was recorded on February 28, 1994, as Document Number 94 190 748, in the Office of the Cook County Recorder of Deeds, Cook County, Illinois; and

WHEREAS, on April 25, 1996, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the "Secretary"); and

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage, the Secretary designated the undersigned as Foreclosure Commissioner to conduct a Nonjudicial Foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 (the "Act"), 12 U.S.C. 2751 et seq., the designation being recorded on July 23, 1996, as Document Number 96 562 612; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, on August 19, 1997, to the last known address of the owner of the Property secured by the Mortgage as shown on the public record on July 11, 1997, and to PERCY WILSON

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MORTGAGE AND FINANCE CORP., under Mortgage recorded January 14, 1971, as Document Number 21 371 591, interested parties shown on the public record; and

WHEREAS, the Notice of Default and Foreclosure Sale was duly recorded with the Cook County Recorder of Deeds on August 20, 1997, as Document Number 97 611 870.

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in The Law Bulletin, on August 26, September 2, and 9, 1997; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 9030 South May, Chicago, Illinois 60620, on N/A; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure Sale was held on Thursday, October 2, 1997, at which THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT submitted the highest bid in the amount of \$91,238.32; and

WHEREAS, the following costs were incurred in conducting the foreclosure Sale:

- a. \$545.08 for advertising and postage expenses incurred in mailing and publishing the Notice of Default and Foreclosure Sale.
- b. N/A for mileage expenses incurred in posting the Notice of Default and Foreclosure Sale, and for the Commissioner's attendance at the foreclosure Sale.
- c. \$450.00 for reasonable and necessary costs incurred for title and lien record searches.
- d. \$29.00 for the Commissioner's necessary out-of-pocket expenses incurred for recording documents.
- e. \$800.00 as commission to the Foreclosure Commissioner.

WHEREAS, the foreclosure sale was conducted in accordance with the provisions of the Act

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and the terms of the Notice of Default and Foreclosure Sale; and

WHEREAS, the Mortgagors are not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940.

NOW, THEREFORE, for TEN DOLLARS and other good and valuable consideration, the undersigned hereby grants, bargains, sells and conveys to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the following described property located in Cook County, Illinois:

THE SOUTH 5 FEET OF LOT 12 AND ALL OF LOT 13 IN BLOCK 5 IN COLE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 20 ACRES OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ✓

P.I.N. 25 05 226 031 ✓

COMMON ADDRESS: 9030 South May, Chicago, Illinois 60620 ✓


The Grantor hereby conveys to the Grantee all right, title and interest in the above property held by the Grantor herein, the SECRETARY, as well as all rights held by VENUS V. BROWN, the Mortgagors, or any other party claiming by, through or under them, on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure Sale.

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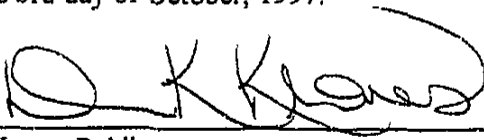
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Pursuant to State and Federal law, this Foreclosure Commissioner's Deed is exempt from all transfer taxes, state, county and local, and the County Recorder of Deeds is instructed to record this Deed without any exemption stamps required.

Dated: October 3, 1997

  
\_\_\_\_\_  
IRA T. NEVEL  
Foreclosure Commissioner for the United States  
Department of Housing and Urban Development  
175 North Franklin, Suite 201  
Chicago, Illinois 60606  
(312) 357-1125

Subscribed and sworn to before me this 3rd day of October, 1997.

  
\_\_\_\_\_  
Notary Public

MAIL TAX STATEMENTS TO:

77 West Jackson Boulevard  
Chicago, Illinois 60604-3511

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"OFFICIAL SEAL"  
DAWN K. KRONER  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires May 13, 2000  
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PREPARED BY/RETURN TO:

LAW OFFICES OF IRA T. NEVEL  
175 North Franklin, Suite 201  
Chicago, Illinois 60606  
OR  
LOCK BOX 167

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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 OCT 03 1997, 1997

Signature: [Signature]

Subscribed and sworn to before me by the said [Name] this 03 day of October 1997  
Notary Public [Signature]

OFFICIAL SEAL  
DAWN K. KRONES  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires May 13, 2000

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 and hold title to real estate under the laws of the State of Illinois.

Dated OCT 03 1997, 1997

Signature: [Signature]

Subscribed and sworn to before me by the said [Name] this 03 day of October 1997  
Notary Public [Signature]

OFFICIAL SEAL  
DAWN K. KRONES  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires May 13, 2000

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 of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

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