

DEED

FHA No. 131-4180811-703

MAIL TO:

U.S. Secretary of HUD
77 West Jackson Blvd.
Chicago, IL 60605
ATTN: DENISE JACKSON

NAME & ADDRESS OF TAXPAYER:

U.S. Secretary of HUD
77 West Jackson Blvd.
Chicago, IL 60605

This deed made this 15th day of December, 1997, by and between MARTHA J. WHITE, Foreclosure Commissioner, ("Grantor") and U.S. Secretary of Housing and Urban Development, ("Grantee").

WHEREAS, on February 6, 1986, a certain Mortgage was executed by Michael A. Johnson and Sharon D. Nicholson as mortgagor, in favor of Westamerica Mortgage Company, as mortgagee, and was recorded on February 13, 1986, as Document No. 86-062211, in the Office of the Recorder of Deeds, Cook County, Illinois; and

WHEREAS, on October 13, 1992, 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 me as foreclosure commissioner to conduct a nonjudicial 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 August 1, 1996, as Document No. 96-591885; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on November 19, 1997, to Michael A. Johnson and Sharon Nicholson, the owner of the property secured by the mortgage as shown by the public record on October 8, 1997, (2) on November 19, 1997, to Michael A. Johnson, and Sharon Nicholson, the parties shown on the public record as of October 8, 1997 to be liable for part or all of the mortgage debt, and (3) on November 19, 1997, to C.T. Corporation System c/o Mercury Finance Company of Illinois, and xxxxxxxxxxxx, the parties who as of October 8, 1997 had a lien on the property secured

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by the Mortgage; and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the CHICAGO LAW BULLETIN on November 24, 1997, December 1, 1997, and December 8, 1997; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at XXXXXXXXXX on XXXXXXXXXX; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on November 12, 1997, as Document No. 97-868820, in the Office of Recorder of Deeds, Cook County, Illinois; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on December 15, 1997, at which U.S. Secretary of Housing and Urban Development, submitted the highest bid in the amount of \$ 48,050.58; and

WHEREAS, the mortgagor is not entitled to benefits of the 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;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to U.S. Secretary of Housing and Urban Development, the following described property located in COOK COUNTY, ILLINOIS:

LOT 35 IN BLOCK 2 IN SHELDON HEIGHTS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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with a property address of: 11142 South Eggleston
Chicago, Illinois 60628

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The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, the mortgagor 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. This deed is given without warranty or covenants to the grantee.

Martha J. White
Foreclosure Commissioner

Prepared by:

Martha J. White
Martha J. White & Associates, P.C.
47 West Polk Street, Suite 100-316
Chicago, IL 60605
(312) 922-0070

If HUD is grantee, exempt under 35 U.S.C. 200 sect. 1-45 (1)

COUNTY OF Cook)
STATE OF ILLINOIS) SS)

SUBSCRIBED AND SWORN TO before me
this 13 day of December, 19 97

Denise O Tindall
NOTARY PUBLIC



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