

# UNOFFICIAL COPY

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## FORECLOSURE COMMISSIONER'S DEED

FHA NO. 131 6065598 796

This Deed made this 16th day of April, 1997, by and between IRA T. NEVEL, Foreclosure Commissioner ("Grantor"), and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ("Grantee").

DEPT-01 RECORDING \$29.00  
T40003 TRAN 7799 04/18/97 16:02:00  
#0667 & DN \*-97-272939  
COOK COUNTY RECORDER

WHEREAS, on June 15, 1990, a certain Mortgage was executed by WANDA RUIZ and LYDIA ROSADO, as Mortgagors, in favor of Margaretten & Co., Inc., as Mortgagee, and was recorded on June 19, 1990, as Document Number 90 290 349, in the Office of the Cook County Recorder of Deeds, Cook County, Illinois, and

WHEREAS, on September 4, 1991, 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 27, 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 February 14, 1997, to the last known address of the owner of the Property secured by the Mortgage as shown on the public record on June 25, 1996, and to N/A, interested

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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 February 25, 1997, as Document Number 97 129 214 .

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in The Law Bulletin, on February 20, 27 and March 6, 1997, and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 5421 West Wrightwood, Chicago, Illinois 60639, 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, April 15, 1997, at which THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT submitted the highest bid in the amount of \$168,324.79; and

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

- a \$546.00 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 \$33.00 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 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

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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:

LOT 9 IN BLOCK 1 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13 28 319 002

COMMON ADDRESS: 5421 West Wrightwood, Chicago, Illinois 60639

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 WANDA RUIZ and LYDIA ROSADO, 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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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 April 16, 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

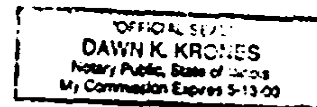
Subscribed and sworn to before me this 16th day of April, 1997.



Notary Public

**MAIL TAX STATEMENTS TO:**

77 West Jackson Boulevard  
Chicago, Illinois 60604-3511



**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

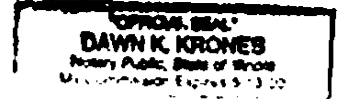
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 APR 17 1987, 19      Signature: *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said     

this      day of APR 17 1987

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

Dated APR 17 1987, 19      Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said     

this      day of APR 17 1987

at      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 of a Class A misdemeanor for subsequent offenses.

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

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