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1998-03-20 16:09:27
Cook County Recorder 25.50

DEED

FHA No. 131-5779081-703

MAIL TO:

U.S. Department of HUD
77 West Jackson Blvd
Chicago, IL 60604
ATTN: DENISE JACKSON

NAME & ADDRESS OF TAXPAYER:

U.S. Department of HUD
77 West Jackson Blvd
Chicago, IL 60604

This deed made this 20th day of March, 1998, by and between MARTHA J. WHITE, Foreclosure Commissioner, ("Grantor") and United States Secretary of Housing and Urban Development, ("Grantee").

WHEREAS, on September 7, 1989, a certain Mortgage was executed by Charles Geiger and Patricia A. Geiger, His Wife as mortgagor, in favor of Heritage Mortgage Company, as mortgagee, and was recorded on September 12, 1989, as Document No. 89-428157, in the Office of the Recorder of Deeds, Cook County, Illinois; and

WHEREAS, on July 7, 1994, 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 February 20, 1998, to Charles and Patricia Geiger, the owner of the property secured by the mortgage as shown by the public record on October 8, 1997, (2) on February 20, 1998, to Charles and Patricia Geiger, 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 February 20, 1998, to Hallmark Builders, Inc. c/o David J. Axelrod, the parties who as of October 8, 1997 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 CHICAGO LAW BULLETIN on February 25, 1998, March 4, 1998, and February 11, 1998; 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 February 20, 1998, as Document No. 98-059327, 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 March 20, 1998, at which United States Secretary of Housing and Urban Development, submitted the highest bid in the amount of \$ 98,579.21; 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 United States Secretary of Housing and Urban Development, the following described property located in COOK COUNTY, ILLINOIS:

LOT 28 IN BLOCK 15, BEING A SUBDIVISION OF ENGLEFIELD IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-30-416-013 VOLUME 438.

with a property address of: 7637 South Woods
Chicago, IL 60620

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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:

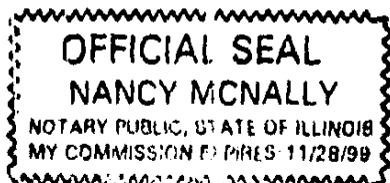
Martha J. White
Martha J. White & Associates, P.C.
47 West Polk Street, Suite 100-316
Chicago, IL 60605
(312) 922-0070

If HUD is grantee, exempt under 35 II CS 200 sect. 31-45 (i)

COUNTY OF Cook)
STATE OF ILLINOIS) SS
)

SUBSCRIBED AND SWORN TO before me
this 22 day of March, 19 98.

Nancy McNally
NOTARY PUBLIC



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