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1999-03-23 13:56:31  
Cook County Recorder 25.00



NOTICE OF DEFAULT AND FORECLOSURE SALE

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

TO: ANTHONY MILLER; NORVELL MILLER; HOUSEHOLD FINANCE CORPORATION III; GREEN TREE FINANCIAL CORP. AND ALL OTHER PERSONS WHO MAY BE CONCERNED

MARICLARE O'CONNOR of lawful age and being first duly sworn, states:

You are hereby notified that SHAPIRO & KREISMAN has been appointed foreclosure commissioner to foreclose the following:

WHEREAS, on February 27, 1978, a certain Mortgage was executed by ANTHONY MILLER AND NORVELL MILLER as mortgagor in favor of THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT as mortgagee, and was recorded on March 10, 1978 COOK COUNTY RECORDER'S OFFICE, as Document No. 24357898 in the Office of the Recorder of Deeds, COOK County, Illinois; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment due on November 1, 1997, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, by virtue of this default, the Secretary declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 29, and by the Secretary's designation of me as Foreclosure Commissioner, which said designation was recorded JUNE 29, 1998, as Document Number 98552240, in the Office of the Recorder of Deeds, COOK County, Illinois, notice is hereby given that on MARCH 30, 1999 at 11:30 a.m. local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 6 IN E. C. HARMON'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 31 EXCEPT THE WEST 92 FEET THEREOF IN SCHOOL

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TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 214 WEST 107TH STREET, CHICAGO, ILLINOIS 60628. Permanent Tax No.: 25-16-217-075

The sale will be held at the 23rd Floor Center Lobby of the Daley Center, Chicago, IL. The Secretary of Housing and Urban Development will bid \$9,363.52.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid on the project by the Secretary to the date of the foreclosure sale.

When making their bid, all bidders except the Secretary must submit a deposit totaling \$936.35 (10% of the Secretary's bid) in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$936.35 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the date of closing and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to close. All extensions will be for 30 days, and a fee will be charged in the amount of 1.5% of the unpaid balance of the purchase price or HUD's holding costs, whichever is greater. The extension fee shall be paid in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

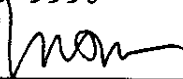
If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder's deposit will be forfeited, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Project to the second highest bidder for an amount equal to the highest price offered by that bidder. All other terms of the sale would remain the same. If the second highest bidder rejects the Commissioner's offer, the Field Office Representative will provide instructions to the Commissioner about cancelation of the sale or other action to be taken.

Dated: February 26, 1999

SHAPIRO & KREISMAN  
Foreclosure Commissioner

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4201 Lake Cook Road  
Northbrook, IL 60062  
(847) 498-9990

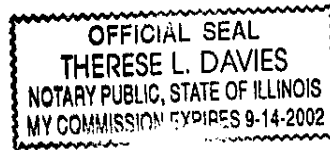
by:   
Mariclare O'Connor  
Managing Attorney

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Sworn and subscribed to before  
me this 26th day of February, 1999.

  
Notary Public

Prepared by:  
SHAPIRO & KREISMAN  
4201 Lake Cook Road  
Northbrook, IL 60062  
(847) 498-9990



In Cook County: Mail to Box #254

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