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REGISTRAR OF TORRENS TITLES

~~XXXXXXXXXX~~  
CAROL MOSELEY BRAUN

CHIEF DEPUTY OF TORRENS TITLES

~~XXXXXXXXXX~~



CHIEF EXAMINER OF TITLES

JOSEPH H. SANDERS

## REGISTRAR OF TORRENS TITLES

COOK COUNTY, ILLINOIS

CHICAGO 60602

RE: Certificate of Title No. 1448475 Vol. 2901-1 Page 238  
Lot 16 (ex. the W. 37½ft. thrf.) and the W½ of  
Lot 17 in Blk. 2, in Schmidt's Resubdn. of Blks.  
1 and 2, in Schmidt's Subdn. of the S½ of the  
SE¼ of Sect. 32-38-14, E. of the 3rd P.M., lying  
W. of the Chicago, Rock Island and Pacific R.R.,  
in Cook County, IL  
Case No. 88 C 1905

The New York Guardian Mortgagee Corp., vs. L. C. Austin,  
et als.

Carol Moseley Braun  
Registrar of Titles  
Cook County, Illinois

Dear Ms. Braun:

I have examined proceedings in the United States District Court, Northern District of Illinois, Eastern Division, being a proceeding to foreclose mortgage registered as document no. 3592493, covering the premises described in the foregoing Certificate of Title, also a Special Commissioner's Deed issued by Nancy R. Vallone, Special Commissioner of the United States District Court for the Northern District of Illinois, Eastern Division, to The Secretary of Housing and Urban Development, and I find that title to premises aforesaid will be vested in:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,  
WASHINGTON, D.C.

Subject to:

1. All unpaid general taxes and special assessments shown by our tax search and all sales, forfeitures and withdrawals for unpaid general taxes and special assessments.
2. Right of any party interested by appeal, writ of error, proceedings instituted under the Soldiers' and Sailors' Civil Relief Act or other direct proceedings to have set aside, modified or reversed within the time allowed by law the Judgment for Foreclosure entered July 19, 1988 and Order Approving Report of Sale and Distribution dated October 28, 1938 in the United States District Court for the Northern District of Illinois, Eastern Division, Case No. 88 C 1905, and entitled The New York Guardian Mortgagee Corp., vs. L. C. Austin, et als.

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Certificate of Title No. 1448475  
Case No. 88 C 1905

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3. Uncancelled memorials appearing on the outstanding Certificate of Title.

4. Right of any party served by publication and their heirs, devisees, executors, administrators or other representatives of any such party to appear and be heard touching the matter of the Judgment for Foreclosure entered July 19, 1988 and Order Approving Report of Sale and Distribution dated October 26, 1988 in the United States District Court for the Northern District of Illinois, Eastern Division, Case No. 88 C 1905, and entitled The New York Guardian Mortgagee Corp., vs. L. C. Austin, et als.

5. Upon registration of:

- (a) Assignment of Certificate of Sale from New York Guardian Mortgagee Corp., to The Secretary of Housing and Urban Development,
- (b) Special Commissioner's Deed dated December 5, 1988, issued by Nancy R. Vallone, Special Commissioner of the United States District Court for the Northern District of Illinois, Eastern Division;

without surrender of Owner's Duplicate Certificate of Title; without surrender of Mortgagee's Duplicate Certificate of Title.

Very truly yours,



Edward L. Cabrila  
Examiner of Title

January 4, 1989

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NY 604 311433-1  
A22 N 313034-0

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STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF COOK     )

## ASSIGNMENT OF CERTIFICATE OF SALE

KNOW ALL PERSONS BY THESE PRESENTS THAT New York Guardian Mortgage Corp., for value received, hereby assigns to Empire of America Realty all right, title and interest in and to a Certificate of Sale issued by the Special Commissioner in the United States District Court for the Northern District of Illinois, pursuant to a Judgment of Foreclosure and Sale rendered in Case No. 88 C 1905, United States District Court the Northern District of Illinois Eastern Division, on July 19, 1988 entitling the holder thereof to a deed to the following real estate upon expiration of the stated redemption period provided no redemption has been made on the property legally described as follows, to-wit:

Lot 16 (except the West 37 1/2 feet thereof) and the West 1/2 of Lot 17 in Block 2, in Schmidt's Resubdivision of Blocks 1 and 2, in Schmidt's Subdivision of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of the Chicago, Rock Island and Pacific Railroad, in Cook County, Illinois. Commonly known as 860 West 87th Street, Chicago, Illinois 60620.

Permanent Index No. 20-32-430-019 Vol. 441

IN WITNESS WHEREOF, the said New York Guardian Mortgage Corp., caused these presents to be signed in its name by its Sr. Vice President, and sealed with its Corporate Seal, attested by its Asst. Secretary, this 28 day of October, 1988.

THE NEW YORK GUARDIAN MORTGAGE CORP.

BY: Edward Pennisi  
Edward Pennisi, Senior Vice President

ATTEST: Barri Gold  
Barri Gold, Assistant Secretary

(SEAL)

STATE OF New York )  
                          ) ss.  
COUNTY OF Nassau     )

I, the undersigned, Notary Public in and for the County and State aforesaid, do hereby certify that Edward Pennisi personally known to me to be the Sr. Vice President of The New York Guardian Mortgage Corp., a Corporation, and Barri Gold, personally known to me to be the Assist. Secretary of said Corporation, and personally known to me

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to be the same person whose names are subscribed to the within and foregoing instrument, appeared before me on this day in person and severally acknowledged that such Sr. Vice President and Asst. Secretary of said Corporation and caused the Corporate Seal of said Corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 28 day of October, A.D., 1988.

*Eileen M. Clines*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

EILEEN M. CLINES  
NOTARY PUBLIC, State of New York  
No. 304526267  
Qualified in Nassau County  
Commission Expires Jan 31, 1990

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IDENTIFIED NO
STATE OF ILLINOIS JULIE WOOLEY PRAUN

REGISTRAR ENTER THEE COPIES on Certificate of Title 1408 No. 29017 66-01-32E Date 2-16-84 WOOLEY
3773860

SHAPIRO & KREISMAN  
100 N. LaSalle St.  
Suite 1210  
Chicago, IL 60662