

588763

GRANTED RETURN: City of Gary, Mayor's Office of Housing Conserv-
v. vation 520 East SPECIAL WARRANTY DEED 5th Avenue, Gary, Ind.
ATTN: NANCY F. VALENTINE, Chief Homestead Office 46402

588763 P-45922 JW 24/912

THIS INDENTURE WITNESSETH, that the City of Gary, by and through
its lawful designated agent, the Mayor's Office of Housing Conservation,
conveys and warrants to

RONALD E. LYLES (SINGLE)

of Lake County, in the State of Indiana, for the sum of \$1.00 Dollar and
other good and valuable consideration, the receipt of which is hereby
acknowledged, the following described real estate in Lake County, Indiana,
to-wit: 44-49-24

Lot 30 in Block 49 in Gary Land Company's First Subdivision in the City of Gary, as per plat
thereof, recorded in Plat Book 6 page 15, in the Office of the Recorder of Lake County, Indiana.

and commonly known as 640 Polk Street

Subject to the following:

- a) Real estate taxes and assessments, for the year 19 79, due
and payable in the year 19 80, pro-rated from the date of conveyance,
and for all years thereafter.
- b) Easements, restrictions, conditions, limitations and conve-
nants of record.
- c) Zoning ordinances for the City of Gary.

Subject further to the following conditions, the breach of which will
without necessity of reentry by Grantor cause full reversion of title
and possession to Grantor at the sole option and discretion of Grantor:

1. Grantee (s) must reside personally in the captioned property as
his/her/their principal place of residence for a period of no less than
three (3) years from the date of occupancy and cannot encumber or pledge
said real estate for a like period of time without the prior express
written consent of Grantor.
2. Grantee (s) must bring residence on captioned realty up to mini-
mum City of Gary Building Code Standards within twelve (12) months from
date of this Deed, inclusive of building, plumbing, electrical and fire-
code standards.
3. Grantee (s) must carry at all times after date of this Deed and
for three (3) years thereafter fire and liability insurance in the cap-
tioned dwelling real estate in a sum equal to dwellings fair market value.
4. Grantee (s) rights will allow grantor or its agents reasonable
inspection of said premises, internally as well as externally, upon rea-
sonable notice to grantee for purpose of insuring compliance with the above
captioned conditions, for three (3) years from date of this Deed.
5. All persons taking by or through the Grantee (s) must meet the
homestead qualifications of the Grantor.
6. Grantee (s) must comply with such additional terms, conditions
and requirements as the Grantor may impose to assure that the purposes
of the Urban Homesteading laws are carried out.

DULY ENTERED
FOR TAXATION

JUN 23 1980

[Signature]
RECORDER LAKE COUNTY

STATE OF INDIANA
LAKE COUNTY
FILE FOR RECORD
24 1 35 PM '80
LIAM DIELSKI JR
RECORDER

AMERICAN TITLE INSURANCE COMPANY
INDIANA DIVISION

These conditions to run with and be conditions for the Grantee (s) and for all who may take under Grantee (s) until such time as said conditions are fully met, at which time Grantor shall convey a fee simple title to Grantee (s). All persons or entities taking by and thru Grantee (s) are hereby notified of such conditions.

Grantor does not warrant as to any acts or conduct or warranties of title as to any and all prior predecessors to title to Grantor but solely warrants as to the actual conduct and events concerning title matter as a result of and during the time wherein Grantor held title immediately prior to this conveyance.

The undersigned persons executing this Deed on behalf of Grantor represent and certify that they are fully appointed representatives of the Grantor and have been fully empowered by the Grantor to execute and deliver this Deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 6th day of February, 1979.

CITY OF GARY
MAYOR'S OFFICE OF HOUSING CONSERVATION

BY: [Signature]
MR. GAIL H. PUGH, Director
BY: [Signature]
MR. KENNETH GOODMAN, Deputy Director.

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Gail H. Pugh and Kenneth Goodman the Director and Deputy Director of the Mayor's Office of Housing Conservation, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations herein contained are true.

WITNESS my hand and Notarial Seal this 6th day of February, 1979.

Naomi Jean Thomas
NOTARY PUBLIC
NAOMI JEAN THOMAS
Lake County, IN

By Commission Expires:
Nov. 20 1981

This instrument was prepared by [Signature]
Attorney-at-Law