

589366

changed from: City of Gary, Mayor's Office of Housing Conservation  
Division, 400 East 5th Avenue, Gary, Indiana  
SPECIAL WARRANTY DEED  
ATTN: NANCY F. VALENTINE  
DOMESTIC DIVISION  
R-45959 26W 242119  
589366

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

DULY ENTERED  
FOR TAXATION

Clem J. Wright (Single)

JUN 30 1980

*[Signature]*  
ATTORNEY AT LAW

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:

The North 24 feet of Lot 27 and the South 18 feet of Lot 28, Block 3, Gary Land Company's second division, in the City of Gary, as shown in Plat Book 10, page 16, in Lake County, Indiana

Unit 25 Key 44-122-24

and commonly known as 750 PIERCE 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 covenants of record.
- c) Zoning ordinances for the City of Gary.

Subject further to the following conditions, the breach of which 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 minimum 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 captioned 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 reasonable 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.

DATE OF ORIGINAL S. NO.  
19 10 AM '80  
WILLIAM BIELSKI  
RECORDED

INDIANA TITLE INSURANCE COMPANY  
INDIANA DIVISION

