Charge & return City of Gary, Mayors Office of Housing Conservation 720 East 5th Avenue, Gary, Indiana 46402 ATTN: Nancy F. Roberts, HOMESTEAD DIVISION

SPECIAL WARRANTY DEED

590124

R-46014-2
Vnu 24:2409

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

INDIANA DIVISION

Alphonse F. Johnson (A single person)

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:

Lot 24 and the South half of Lot 25, Block 29, Gary Land Company's First Subdivision, City of Gary, as shown in Plat Book 6, page 15, Lake County, Indiana.

and commonly known as 766 Jackson Street
Gary, Indiana

STATE OF INDIANA LAKE COUNTY
JUL 9 10 38 AM '80
WILLIAM WILLIAMS JR RECORDER

Subject to the following:

a) Real estate taxes and assessments, for the years 19 80 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 convey ances 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.

DULY ENTERED FOR TAXATION
JUL 8 1980
AUDITOR LAKE COUNTY

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.

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 of Grantor but solely warrants as to the actual conduct and events concerning title matter as a result of any 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 15th day of May, 19 79.

CITY OF GARY
MAYOR'S OFFICE OF HOUSING CONSERVATION

BY: Kenneth Goodwin
KENNETH GOODWIN, ACTING DIRECTOR

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Kenneth Goodwin, the Acting 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 15-Th. day of MAY, 19 79.

Jewell M. Bass
NOTARY PUBLIC
JEWELL M. BASS

My Commission Expires:
15 APRIL 1983

This instrument was prepared by Ruth M. Hennage
Attorney At Law