

City of Gary, MAYOR'S OFFICE OF HOUSING  
CONSERVATION  
R-50902 720 E. 57TH AVE - GARY, IN 46402  
Inv 267505 ATTN: NANCY VALENTINE

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662836

SPECIAL WARRANTY DEED  
CHICAGO TITLE INSURANCE COMPANY  
INDIANA DIVISION

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

LESTER J. & PEARLIE M. DENNIE (Husband & Wife)  
Tenants by the entirety

of Lake County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit: Three feet by parallel lines off the southeasterly side of Lot 23, all of Lot 24 and 7 feet by parallel lines off the northwesterly side of Lot 25 in Block 2 in Resubdivision of Gary Land Company's 31st Subdivision, as per plat thereof, recorded in Plat Book 14 page 21, in the Office of the Recorder of Lake County, Indiana.

and commonly known as 2417 WABASH AVENUE

RECORDED  
1 27 PM '82  
BIELSKI JR

Subject to the following

- a) Real estate taxes and assessments for the year 19 82, due and payable in the year 19 83, 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 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 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.

RETURN TO: MAYOR'S OFFICE OF HOUSING CONSERVATION 820  
720 E. 57TH AVE. - GARY, IN  
ATTN: NANCY F. VALENTINE

