

LAWYERS TITLE INS. CORP.
7895 BROADWAY
MERRILLVILLE, IND. 46410

31483

653384

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WARRANTY DEED

The indenture witnesseth that CITY OF GARY, DEPARTMENT OF REDEVELOPMENT, of Gary, Lake County, in the State of Indiana, Conveys and warrants to NORFRAY J. SHANNON and MILDRED SHANNON

2149 Wallace, Gary, IN 46404

of Lake County in the State of Indiana,

for and in consideration of Two Hundred and -----

----- and no/100 Dollars (\$ 200.00), the receipt whereof

is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit: Parcel No. 42-2A, 2157-59 Wallace St.

Lot 19, Block 2, D. Glueck's Subdivision, in the City of Gary, as shown in Plat Book 14, page 7, Lake County, Indiana.

43-284-19

Subject to real estate taxes for the year 1981, due and payable in 1982, and thereafter.

This conveyance is also made subject to the following conditions, covenants and restrictions, to-wit:

I. Grantee agrees and covenants with himself, his successors and assigns to proceed with the building of the structures in accordance with the URBAN RENEWAL PLAN for the SMALL FARMS URBAN RENEWAL PROJECT, NO. IND. R-67, which is incorporated herein by reference and which is recorded in the Office of the Recorder of Lake County, Indiana, as Document No. 408192 and Plat Book 47, Pages 61, 62, 63 and 64: That such construction shall commence within six months of the date of this conveyance and that same shall be completed within twelve months thereafter, provided, that if a mortgage securing money loaned to finance the Improvements, or part thereof, is insured by the Federal Housing Administration, then the aforesaid completion time shall not apply, but instead the construction of such improvements or part thereof shall be completed within the time specified in the applicable Building Loan Agreement approved by the Federal Housing Administration;

STATE OF INDIANA, S. NO
LAKE COUNTY
FILED FOR RECORD

MAR 29 9 09 AM '82
WILLIAM BIESSKI JR
RECORDER

DULY ENTERED
FOR TAXATION

MAR 26 1982

EXHIBIT "1344A"

John O. ...
AUDITOR LAKE COUNTY

1074 24
8.50

Provided, further, that the construction of such Improvements or part thereof as are subject to the foregoing proviso shall in any event be completed within four years from the date of execution of such Building Loan Agreement. Grantee shall pay all real estate taxes or assessments on the property hereby conveyed or any part thereof when due and shall not place thereon any encumbrance or lien other than for temporary and permanent financing of construction of said Improvements, and shall not suffer any levy or attachment to be made on said property. These conditions and covenants shall run with the land and shall remain in full force and effect until a Certificate of Completion shall have been issued to Grantee and recorded in the Recorder's Office of Lake County, Indiana. Upon the recording of such Certificate, said covenants shall be of no further force and effect.

II. In addition, until said Certificate of Completion is issued, Grantee shall have no power to convey the property, or any part thereof, without the prior written consent of the Grantor, except to a Mortgagor as security for obtaining temporary and permanent financing of the construction of said Improvements.

III. Grantee, for himself and his successors and assigns and all his grantees, both immediate and remote, agrees that said real estate, when so improved as herein provided, shall be used only for use as residence. It is further intended and agreed that this covenant shall run with the land for a period of twenty-five years from the date hereof.

IV. Grantee, his successors and assigns agree that they will not effect or execute any agreement, lease, conveyance, or other instrument whereby the Property or any part thereof is restricted upon the basis of race, religion, color, or national origin in the sale, lease of occupancy thereof. Said Grantee, his successors and assigns agree that they will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease of occupancy of said Property; and it is intended and agreed that this covenant shall run with the land and that same shall be perpetual.

V. In the event Grantee, his successors or assigns, shall breach or shall be in default or violation of any of the covenants hereinabove set forth, the Grantor, at his option, may declare all rights in and to said property forfeited and title to same shall revert to Grantor, and Grantor shall have the right to re-enter and take possession of same.

VI. Grantor shall have the right to institute such actions or proceedings (both legal and equitable) as it may deem advisable for effectuating the purposes of said covenants, including also

