

STATE OF INDIANA)
COUNTY OF LAKE) S.S:

RETURN TO: Mayor's Office of Housing Conservation
824 Broadway Street - 2nd Floor
Gary, Indiana 46402
attn: Nancy
#1-0884205-02
R-55297

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

791495

AFFIDAVIT OF DEFAULT

The undersigned, being duly sworn, deposes and says:

1. That she is the director of the Homestead Division of the City of Gary, Office of Housing Conservation;

2. That on November 2nd, 19 77 a Homestead property was conveyed to Richard Brown & Laura Brown by Special Warranty Deed, a copy of which is attached as "Exhibit A" and that said property is legally described as:

Lot 31 in Block 115, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, in Lake County, Indiana.

and commonly known as 342 Harrison Street

3. That said Special Warranty Deed was recorded in the Office of the Recorder, of Lake County, Indiana on the 27th day of November, 19 78 as Document No. 503675; #44-115-30
STATE OF INDIANA
LAKE COUNTY
RECORDED
FEB 8 10 15 AM '85

4. That the City of Gary retained a reversionary interest in said real estate subject to certain conditions which must be fulfilled by said Homesteader;

5. That said Homesteader has wholly failed to comply with these conditions; specifically said Homesteader has failed to (1) take possession of the above-named property, (2) obtain insurance, (3) pay real estate taxes, and (4) bring property up to code within a specified time frame, and (5) take occupancy within a specified time frame;

6. That said Homesteader has been notified by certified mail that the City of Gary intends to invoke the automatic reversionary provisions of the Special Warranty Deed; and that said notice complies with the ten (10) days notice provision in the Special Warranty Deed; and that the City of Gary does hereby invoke the automatic reversionary provisions of the Special Warranty Deed;

7. That to the best of her knowledge there are no outstanding mortgages or liens on said property, other than property taxes;

8. That she makes this affidavit to transfer the title back to the City of Gary and to induce the Chicago Title Insurance Company to issue a policy of title insurance on said real estate.

NON TAXABLE

Further deponent sayeth not.

FEB 7 1985

Nancy F. Valentine
NANCY F. VALENTINE

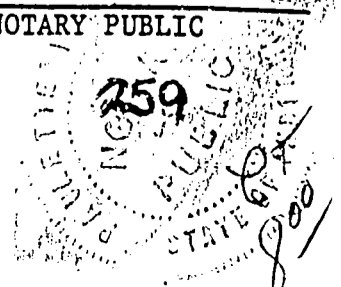
Lure O. Priddy
AUDITOR LAKE COUNTY

Subscribed and sworn to before me on this 29th day of January 19 85

Paulette Y. Williams
PAULETTE Y. WILLIAMS
NOTARY PUBLIC

My commission expires: 12-4-88
County of Residence: Lake

PAULETTE Y WILLIAMS
NOTARY PUBLIC STATE OF INDIANA
LAKE CO.
MY COMMISSION EXP. DEC 4, 1988
ISSUED THRU INDIANA NOTARY ASSOC.



This instrument was prepared by: Arlene Colvin
Law Office, City Hall

503675

SPECIAL WARRANTY DEED

3038-17
LAWYERS TITLE INS. CORP.
7895 BROADWAY
MERRILLVILLE, IND. 46410

THIS INDENTURE WITNESSETH, that the City of Gary, Department of Housing Conservation, Urban Homestead Program, CONVEYS AND WARRANTS TO

Richard Brown and Laura Brown (husband and wife) Tenants by entirety

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 hereby acknowledged, the following described real estate in Lake County, Indiana, to wit: Lot 31 in Block 115, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, in Lake County, Indiana

commonly known as: 342 Harrison Street

Subject to the following:

Key 44-115-30

- a) All real estate taxes and assessments for the year 197⁷ due and payable in the year 197⁸ 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 herein at the sole option and discretion of Grantor herein:

1. Grantee (s) herein 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 this Deed and cannot encumber or pledge said real estate for a like period of time without the express written consent of Grantor. (prior consent)
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 of 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.

STATE OF INDIANA
COUNTY OF LAKE
NOV 20 1978
1347

These conditions to run with and be condition for the Grantee(s) herein and for all who may take under Grantee(s) herein until time as said conditions are fully met, at which time grantor shall execute a full warranty deed to Grantee(s). All persons or entities taking by and thru grantee(s) are hereby notified of such conditions.

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

DULY ENTERED
FOR TAXATION

NOV 20 1978

Jose A. Ardondo

1347

Aluma...

Transfer or profit taxes due by reason of the conveyance herein.

The undersigned person executing this Deed on behalf of Grantor represent and certify that they are duly appointed representatives of 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 2nd DAY OF November 1977. CITY OF GARY
DEPARTMENT OF HOUSING CONSERVATION
URBAN HOMESTEAD PROGRAM
(name of Department)

(SEAL) ATTEST:

BY:

Gail H. Pugh
Signature Gail H. Pugh
Director

BY:

Kenneth Goodwin
Signature Kenneth Goodwin
Assistant Director

Department of Housing Conservation
Printed Name, and Office.

Department of Housing Conservation
Printed Name and Office

Department

Department

STATE OF INDIANA)
COUNTY OF LAKE)

SS:

Before me, a Notary Public in and for said County and State, personally

Gail H. Pugh
Gail H. Pugh, Director

and

Kenneth Goodwin
Kenneth Goodwin, Asst. Director

and

of _____ and _____

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.

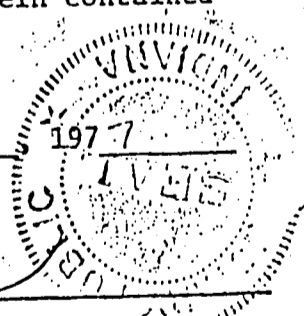
Witness my hand and Notarial Seal this 2nd day of November 1977

My Commission Expires:

15 APRIL 1979

Jewell M. Ross
Signature

Printed JEWELL M. ROSS / LAKE
Notary Public



This instrument was prepared by Catherine Hamann.