

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

RETURN TO: Mayor's Office of Housing Conservation
824 Broadway Street - 2nd Floor
Gary, Indiana 46402

#1-1104205-00
Attn: Nancy
R-55297

CHICAGO TITLE INSURANCE COMPANY

791496

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 July 25, 19 80 a Homestead property was conveyed to Leroy Drayton & Claudia Drayton by Special Warranty Deed, a copy of which is attached as "Exhibit A" and that said property is legally described as:

Lot 38 and the South 1/2 of Lot 39, Block 6, Gary Land Company's Second Subdivision, in the City of Gary, as shown in Plat Book No. 10, page 16, Lake County, Indiana.

STATE OF INDIANA / S.S. NO. 1104205-00
FEB 6 10 35 AM '85
RUDOLPH H. OLAY
RECORDER
44-225-10

and commonly known as 608 Fillmore Street

3. That said Special Warranty Deed was recorded in the Office of the Recorder, of Lake County, Indiana on the 4th day of September, 19 80 as Document No. 596848;
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

Luce O. Priddy
Subscribed and sworn to ~~Auditor Lake County~~ 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

PAULETTE Y WILLIAMS
NOTARY PUBLIC
STATE OF INDIANA
LAKE COUNTY
608
200

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

City of Gary, Indiana Office of Housing Conservation
1700 East 5th St. Gary, Indiana
ATTORNEY NANCY F. VALENZUELA, ALPHESTEAD DIVISION

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

R-46346
IN 244739

596848

SPECIAL WARRANTY DEED

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

LEROY DRAYTON & CLAUDIA DRAYTON (Husband & Wife)
Tenants by the entirety

of Lake County, in the State of Indiana, for the sum of One (\$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 38 and the South 1/4 of Lot 39, Block 6, Gary Land Company's Second Subdivision in the City of Gary, as shown in Plat Book 10, page 16, Lake County, Indiana.

Unit 25 - Key 44-125-40

and commonly known as 608 Fillmore Street
Gary, Indiana

DULY ENTERED
FOR TAXATION

AUG 29 1980

Subject to the following:

- a) Real estate taxes and assessments, for the year ~~1977~~ ¹⁹⁷⁸ payable in the year 19 77, pro-rated from the date of conveyance, thereafter.
- b) Easements, restrictions, conditions, limitations and conveniences of record.
- c) Zoning ordinances for the City of Gary.

STATE OF INDIANA
LAKE COUNTY
AUDITOR
LIAM SUKULSKI JR
RECORDER
4 04 13 AM '80

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) year 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.
7. Grantee(s) not to convey, assign, transfer, encumber, mortgage or pledge his/her/their interest in the property without prior consent of the agency.

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