STATE OF INDIANA ) S.S: COUNTY OF LAKE 791499

The undersigned, being duly sworn, deposes and says:	ANGE OF
1. That she is the director of the Homestead Division of the City of Gary, Office of Housing Conservation;	COMPARY
2. That on January 16th , 19 80 a Homestead property was conveyed to Raymond L. & Lynette Reeves by Special Warranty Deed , a copy of which is attached as "Exhibit A" and that said property is legally described as:	≥d E
Lot 18 and 19, Block 18, Resubdivision of Gary Land Company's Resubdivision, in the City of Gary, as shown in Plat Book 14, page 21, in Lake County, Indiana.	STATE OF THE
and commonly known as 260 Chase Street	. '
3. That said Special Warranty Deed was recorded in the Office of the Recorder Lake County, Indiana on the 23rd day of July , 19 80 as Do No. 591685	cuner
5. That said Homesteader has wholly failed to comply with these conditions; specifically Homesteader has failed to (1) take possession of the above-named property, (2) of the frame, (3) pay real estate taxes, and (4) bring property up to code within a specified 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 tends to invoke the automatic reversionary provisions of the Special Warranty Deed; 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 reversions provisions of the Special Warranty Deed;	and
7. That to the best of her knowledge there are no outstanding mortgages or liens or said property, other than property taxes;	n
3. That she makes this affidavit to transfer the title back to the City of Gary and induce the Chicago Title Insurance Company to issue a policy of title insurance on saircal estate.	i to id

Further deponent saye Finot. 1985

Subscribed and sworn to before me on this 39

day of

My commission expires: Commaty of Residence:

12-4-88 Lake

PAULETTE Y HILLIAMS NOTARY PUBLIC STATE OF INDIANA LAKE CO.

MY COMMISSION EXP. DEC 4,1980 ISSUED THRU INDIANA NOTARY ASSOC.

This instrument was prepared by: Arlene Colvin

Law Office - City Hall

(-46/08) Enu 2429/6 THIS TINDENTURE WITNESSETH, that the City of Gary, by and through its lawful designated agent, the Mayor's Office of Housing Conservation, conveys and warrants to

## MINAGE TITLE (MEURARDE ROMPANY

COR BI

Raymond L. & Lynette Reeves (Husband & Wife)

(Tenants by the 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 is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit:

Lot 18 and 19, Block 18, Resubdivision of Gary Land Company's Sixth Subdivision, in the City of Gary, as shown in Plat Book 14, page 21, in Lake County, Indiana.

and commonly known as

260 Chase Street

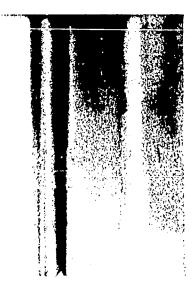
## Subject to the following:

- a) Real estate taxes and assessments, for the year 19 080 2, 300 and payable in the year 19 81 , pro-rated from the date of conveyance, and for all years thereafter.
- b) Easements, restrictions, conditions, limitations and convergence stants 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.
- 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 WITHESS MHEREOF, Grantor has caused this Deed to be executed. 16th day of. January DULY ENTERED FOR TAXATIO CITY OF GARY MAYOR'S OFFICE OF HOUSE MIL 22 1980 Like O Fin AUDITOR LAKE COUNTY STATE OF INDIANA COUNTY OF LAKE Before me, a Notary Public in and for said County and State, personally appeared Kenneth Goodwin, the Acting Director of the Nayor'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. WITHESS my hand and Notorial Seal this /67% Marnel Jean /Kanca NAOMI JEAN THOMAS 1 - L. COUNTY IN Lake County. IN By Commission Expires: This instrument was prepared by \_. Ruth M. Hennage Attorney At Law

