

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

Attor: Nancy
R-55297

CHICAGO TITLE INSURANCE COMPANY

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

791499

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 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:

Lot 18 and 19, Block 18, Resubdivision of Gary Land Company's Sixth Subdivision, in the City of Gary, as shown in Plat Book No. 14, page 21, in Lake County, Indiana.

FEB 8 1985
RECORDED
44235
STATE OF INDIANA
LAKE COUNTY
FILED

and commonly known as 260 Chase Street

3. That said Special Warranty Deed was recorded in the Office of the Recorder, of Lake County, Indiana on the 23rd day of July, 19 80 as Document No. 591685;

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 says FEB 7, 1985

Luce O. Pruitt
AUDITOR LAKE COUNTY

Nancy F. Valentine
NANCY F. VALENTINE

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

591685
3-46108
Inv 242916
SPECIAL WARRANT
Ray F. Valentin, Homestead
MICHIGAN TITLE INSURANCE COMPANY

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

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 1981 and payable in the year 1981, 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.

STATE OF INDIANA
LAKE COUNTY
RECORDER
JUL 23 9 15 AM '80
WILLIAM BIELSKI JR.

