#1-8004205-00-Mayor's Office of Housing Conservation 824 Broadway Street - 2nd Floor Gary, Indiana 46402 attn: Manag\_ R-55297 3 #47-108-15 cas Document PAULETTE Y WILLIAMS LAKE CO.

STATE OF INDIANA ) COUNTY OF LAKE

791500

AFFIDAVIT OF DEFAULT

RETURN TO:

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; That on 78 a Homestead property was conveyed to Phyllis M. Bolden by Special Warranty Deed , a copy of which is attached as "Exhibit A" and that said property is legally described as: Lot 15, except the East 5 feet thereof, and the East 20 feet of Lot 16, in Block 19, in South Gary Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 7, page 13, in the Office of the Recorder of Lake County, Indiana. and commonly known as 1033 East 36th Place 3. That said Special Warranty Deed was recorded in the Office of the Recorder, of Lake County, Indiana on the 23rd day of July , 19 780 No. 591681 4. That the City of Gary retained a reversionary interest in said real estate gu 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. Subscribed and sworn to AWATON day of

My commission expires: County of Residence:

12-4-88 Lake

NOTARY PUBLIC STATE OF INDIANA

MY COMMISSION EXP. DEC 4,1998 ISSUED THRU INDIANA NOTARY ASSOC.

This instrument was prepared by:

Arlene Colvin Law Office - City Hall R-46092 591681 PARE WARRENTY DEED SLATUL LOC SIGNED TAKES THE THE WARRENTY DEED SLATUL LOC SIGNED TO CALED TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TOTAL TO THE TOTAL TO

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

PHYLLIS M. BOLDEN (SINGLE)

TATE OF TADIANA S.S.
AKE COUNTY
ILS. FUR RECORD

MILLIAM BIGLSKI
RECORDER

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 15, except the East 5 feet thereof, and the East 20 feet of Lot 16, in Block .19, in South Gary Subdivision, in the City of Gary, as per Plat thereof, recorded in Plat Book 7, page 13, in the Office of the Recorder of Lake County, Indiana.

and commonly known as

47-/03-/5 1033 East 36th Place Gary, Indiana

DULY ENTERED FOR TAXATION

## Subject to the following:

JUL 22 1980

- a) Real estate taxes and assessments, for the year 1978, due and payable in the year 1979, pro-rated from the date of conveyance, and for all years thereafter.
- b) Easements, restrictions, conditions, limitations and convenants 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.

3)15

These conditions to run with and be conditions for the Grantce (s) and for all who may take under Grantce (s) until such time as said conditions for fully met, at which time Grantor shall convey a fee simple title to Grantce (s). All persons or entities taking by and thru Grantce (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 to Grantor but solely warrants as to the actual conduct and events concerning title matter as a result of and 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 WITH	ESS WHERE	OF, Grant	or has caused this Deed to be executed
this _	. 9th	day of _	May	, 19 <sub>78</sub>
				army on an -
			•	CITY OF GARY MAYOR'S OFFICE OF HOUSING CONSERVATION
	•		•	MS. GAIL H. PUGH, Director
				". Foun, Dinestor
• • •			•	BY: Town of the Continuent
		٠	•	MR. KENNETH GOODWIN, Deputy Dire
STATE O	F INDIANA	1		
COUNTY		) ss )		
tion, wl of said sentatio	ector and no acknow. Grantor, ons herein	Deputy Di ledged exe and who, n containe	rector of cution of having bed are true	in and for said County and State, per- and A
197 %	WITHESS I	my hand an	d Notoria	1 Seal this 9th day of Mich
	••	·		
	:	•		MAOMI JEAN Thomas
				NOTARY PUBLIC
My Comis	sion Expi	res:		5000 /10 m 45
(	20, 19			
<del></del>			<u>.</u> : ,	
This inst	trument w	as preparo	ed by Ru	th Hennage
			-	Attorney-at-Law