

#1-8884205-00

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

attn: Nancy

R-55297

CHICAGO TITLE INSURANCE COMPANY

3
STATE OF INDIANA)
COUNTY OF LAKE) S.S:
791500

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 May 9th, 19 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.

#47-108-15

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 80 as Document No. 591681;

RECORDED
FEB 10 1985
STATE OF INDIANA
LAKE COUNTY

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

Lisa O. Smith
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.

277
get

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

Handwritten notes at the top of the page, including "591681", "R-46092", "INV 242360", and "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

PHYLLIS M. BOLDEN (SINGLE)

STATE OF INDIANA
LAKE COUNTY
RECORDER
JUL 23 9 16 AM '80
WILLIAM BIELSKI JR

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 1033 East 36th Place Gary, Indiana

47-108-15

DULY ENTERED FOR TAXATION

JUL 22 1980

Subject to the following:

- a) Real estate taxes and assessments, for the year 19 78, due and payable in the year 19 79, 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.

Handwritten signature or initials at the bottom of the page.

