•	#1-00011205-00
•	RETURN TO: Mayor's Office of Housing Conservation
STATE OF INDIANA)	824 Broadway Street - 2nd Floor Gary, Indiana 46402
) 5.5.	
COUNTY OF LAKE)	attin. Manag
•	V (C)
1 WORTOT	r 79
791585	AFFIDAVIT OF DEFAULT
The sure last state of the stat	- で うで シャパ
The undersigned, being duly sw	JOTA, deposes and save.
I. That she is the director of Housing Conservation;	of the Homestead Division of the City of Gary, Office
2. That on October 15	10 79
to Rose M. Anderson	a Homestead property was conveyed by Special Warranty Deed a gopy of
which is attached as "Exhibit A"	and that said property is legally described as:
	in Gary Land Company's First Subdivision Ω_{r}
in the City of Ga	ry, as per plat thereof, recorded in Plat
Book 6, page 15,	in the Office of the Recorder of Lake County, 😸 💥 🗒
Indiana.	
	-<
and commonly known as 833	5 Carolina Street
and commonly known as	
2 Mhan and 3	
Lake County, Indiana on the	ty Deed was recorded in the Office of the Recorder, of 20th day of October, 19 80 as Document
No. 603516	as Document
4. That the City of Gary retained	ined a reversionary interest in said real estate subject
to certain conditions which must	be fulfilled by said Homesteader;
5. That said Homesteader has	wholly follod to comply with these southers are
said Homesteader has failed to ()	wholly failed to comply with these conditions; specifically l) take possession of the above-named property, (2) obtain
(insurance, (3) pay real estate ta	axes, and (4) bring property up to code within a specified
time frame, and (5) take occupance	cy within a specified time frame;
6 That said Homostondor has 1	
tends to invoke the automatic rev	peen notified by certified mail that the City of Gary in- versionary provisions of the <u>Special Warranty Deed</u> ; and
that said notice complies with the	ne ten (10) days notice provision in the Special
Warranty Deed ; and that the Cit provisions of the Special Warranty	ty of Gary does hereby invoke the automatic reversionary
provide of the	•
7. That to the best of her kno	owledge there are no outstanding mortgages or liens on
said property, other than propert	ty taxes;
8. That she makes this affiday	vit to transfer the title back to the City of Gary and to
real estate.	ce Company to issue a policy of title insurance on said
	·
Further deponent NOM TAXA	\mathbf{ABLE}
F=D B 1000	- A/2 7/1/1:
FEB (198)	me on this 19th day of Minimum 1925
£ 00.	THE TENEDOLE IN THE SECOND SEC
Subscribed and sworn to before	me on this $19^{1/2}$ day of $1000000000000000000000000000000000000$
MADITOR LARE COUNT	
	Finditty of Milling of this
	Paulette Y. Williams NOTARY-PUBLIC
	PAULETTE Y HILLIAMS
My commission expires: 12-4-8	NOTARY PUBLIC STATE OF INDIANA LAKE CO.
County of Residence: Lake	MY COMMISSION EXP. DEC 4,1988 ISSUED THRU INDIANA NOTARY ASSOC.
	ASSUC. MAN AND AND AND AND AND AND AND AND AND A
mile Implement risk managed to	Anlone Coloda
This instrument was prepared by:	Arlene Colvin Law Office - City Hall
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Last 5th august lang Thursta 16 403 13771): TERRACE COOK hast 5th auenili SPECIAL WARRANTY DEED

THIS INDENTURE THESSETH, that the City of Gary, by and through its lawful designated agent, the Mayor's Office of Housing Conservation, conveys and warrants to

ROSE M. ANDERSON (SINGLE)

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,

Lot 9 in Block 19 in Gary Land Company's First Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 6, page 15, in the Office of the Recorder of Lake County,

and commonly known as

44-19-9 DULY ENTERED FOR TAXATION

OCT 171980

Subject to the following:

a) Real estate taxes and assessments, for the cross 79 and payable in the year 19 80 , pro-rated from the date of conveyance, and for all years thereafter.

b) Easements, restrictions, conditions, limitations and conve nants 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:

- 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.
- 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.
- 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.
- All persons taking by or through the Grantee (s) must meet the homestead qualifications of the Grantor.
- 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 act al 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 WITNESS WHEREOF, Grantor has caused this Deed to be executed this 15th day of October , 19 79 . CITY OF GARY MAYOR'S OFFICE OF HOUSING CONSERVATION KENNETH GOODWIN, ACTING DIRECTOR STATE OF INDIANA) SS: COUNTY OF LAKE) Before me, a Notary Public in and for said County and State, personally appeared Kenneth Goodwin, the Acting Director of the Mayor'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. WITNESS my hand and Notorial Seal this 15% day of _____, 19<u>_79</u> . MAOMI JEAN THOMA NOTARY PUBLIC Residing in: Lake County Indiana My Commission Expires: nov. 20, 1981 This instrument was prepared by _

Ruth M. Hennage

Attorney At Law

MAIL TAYES TO MS. ROSE AINTERSON