

#1-0004205-00

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

Attn: Nancy  
R-55297

CHICAGO TITLE INSURANCE COMPANY

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

3 791586

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 June 8th, 19 76 a Homestead property was conveyed to Steve Galvester Purvis by Special Warranty Deed, a copy of which is attached as "Exhibit A" and that said property is legally described as:

The South half of Lot 5 and all of Lot 6, Block 1, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, in Lake County, Indiana

RECORDER  
# 44

FEB 6 1 38 PM '85

STATE OF INDIANA S.S. NO.  
LAKE COUNTY  
FILED 10000

and commonly known as 817 Fillmore Street

3. That said Special Warranty Deed was recorded in the Office of the Recorder, of Lake County, Indiana on the 28th day of March, 19 78 as Document No. 460160;

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.

Further deponent sayeth not. **NON TAXABLE**

FEB 7 1985

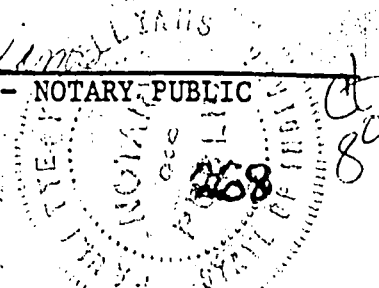
Nancy F. Valentine  
NANCY F. VALENTINE

Subscribed and sworn to before me on this 39th 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

THIS INDENTURE WITNESSETH, That GARY MODEL CITIES HOUSING DEVELOPMENT CORPORATION, a not-for-profit Corporation organized and existing under the laws of the State of Indiana, as agent for the City of Gary, CONVEYS AND WARRANTS to Steve Galvestor Purvis

101 Lasalle Court, Michigan City,  
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 hereby acknowledges, the following described real estate in Lake County, Indiana, to-wit:

DUTY ENTERED  
FOR TAXATION  
MAR 28 1978  
Joe Anderson

The South half of Lot 5 and all of Lot 6, Block 1, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, Page 11, in Lake County, Indiana.

Subject to the following:

- a) All real estate taxes and assessments for the year 197\_\_ due and payable in the year 197\_\_ 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 herein at the sole option and discretion of Grantor herein:

1. Grantee(s) herein must reside personally in the captioned property as his/his/their principal place of residence for a period of no less than three (3) years from the date of this Deed and cannot encumber or pledge said real estate for a like period of time without the express written consent of Grantor (prior consent).
2. Grantee (s) must bring residence on captioned realty up to minimum City Gary Building Code standards, within twelve (12) months from date of this Deed, inclusive of building, plumbing, electrical and fire code standards.
3. Grantee must carry at all times after date of this deed and for three 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 of reasonable inspection of said premises, internally as well as externally, upon reasonable notice to grantee for purpose of insuring compliance with the abovecaptioned conditions, for three years from date of this deed.

These conditions to run with and be condition for the Grantee(s) herein and for all who may take under Grantee(s) herein until such time as said conditions are fully met, at which time grantor shall execute a full warranty deed to Grantee(s). All persons or entities taking by and thru grantee(s) are hereby notified of such conditions.

Grantor herein does not warrant as to any acts or conduct or warranties of title as to any and all prior predecessors of title to Grantor herein but only solely warrants as to the actual conduct and events concerning title matter as a result of and during the time wherein Grantor herein held title immediately prior to this conveyance.

MAIL TO: STEVE G. PURVIS  
101 LASALLE CT.  
MICHIGAN CITY INDIANA  
46360  
1372

Bad Original

Bad Original

transfer or profit taxes due by reason of the conveyance herein.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity of convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 5th day of June, 1976. Gary Model Cities Housing Developer Corporation (name of corporation)

(SEAL) ATTEST:

By Georgia Metcalf Signature

By Richard J. Brown Signature

Georgia METCALF Secretary Printed Name, and Office

Richard J. Brown, President Printed Name, and Office

STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

Before me, a Notary Public in and for said County and State, personally Georgia Metcalf and Richard J. Brown, the Secretary and President, respectively of Gary Model Cities Housing Developer Corporation, 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 Notarial Seal this 5th day of June, 1976

My Commission Expires 6-22-76

Signature Howard J. Riggs  
Printed Howard J. Riggs  
Notary Public

This instrument was prepared by James J. Stankiewicz, attorney at law.