

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

#1-8004205-80
RETURN TO: Mayor's Office of Housing Conservation
824 Broadway Street - 2nd Floor
Gary, Indiana 46402

Attn: Nancy
R-5529

STATE OF INDIANA
FEB 3 1 32 PM '85
RUDOLPH CLAY
RECORDER

CHICAGO TITLE INSURANCE COMPANY

791587

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 September 26th, 19 79 a Homestead property was conveyed to George Washington by Special Warranty Deed, a copy of which is attached as "Exhibit A" and that said property is legally described as:

Lot 11, Block 44, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, Lake County, Indiana.

44-44-12

and commonly known as 743 Georgia Street.

3. That said Special Warranty Deed was recorded in the Office of the Recorder, of Lake County, Indiana on the 9th day of February, 19 80 as Document No. 572023;
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

Lucie O. Priddy

AUDITOR LAKE COUNTY

Subscribed and sworn to before me on this 29th day of January 19 85

Nancy F. Valentine
NANCY F. VALENTINE

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.

260

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

800

CHRG. & RETN.: City of Gary, Mayor's Office of Housing Conservation, 720 East 5th Ave., Gary Ind., SPECIAL WARRANTY DEED 46402, ATTN.: Nancy F. Valentine, Homestead Office
R-44824 2/12/83 70

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
Mr. George Washington

572023

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 11, Block 44, Gary Land Company's First Subdivision in the City of Gary, as shown in Plat Book 6, page 15, Lake County, Indiana

44-44-12

and commonly known as : 743 Georgia St.

Subject to the following:

- a) Real estate taxes and assessments, for the year 19 79, due 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 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:

COPIES ENTERED FOR TAXATION
JAN 31 1980
Auditor Lake County

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.

1363

INDIANA DEPARTMENT OF REVENUE
RECORDER
JAN 27 AM '80
L. J. HILSKI JR.

