		#1-00042-05-00
STATE OF INDIANA)	RETURN	
COUNTY OF LAKE)		Gary, Indiana 46402
)		atter: Manky
²) 791594		CITCA: Maney F DEFAULT F DEFAULT
	AFFIDAVIT O	F DEFAULT
The undersigned, being du	ly sworn, deposes	COMPANY and says: and says:
1. That she is the direct of Housing Conservation;	tor of the Homesto	ead Division of the City of Gary, Office
2. That on November 1 to Michael L. Wilderness &	Teresa Wilderness	78 a Homestead property was conveyed Special Warranty Deed , a copy of
which is attached as "Exhibi	it A" and that sa:	id property is legally described as:
Lot 10, Block Subdivision,	11, Resubdivision	of Lot 9, and North 2½ feet of of Gary Land Company's 13th y, as shown in Plat Book 19, a.
and commonly known as	650 Ohio Str	reet
3. That said Special War Lake County, Indiana on the Mo. 508610;	rranty Deed wa 26th day of	December , 19 78 as Document
4. That the City of Comm	motodood a manage	
to certain conditions which	must be fulfilled	ionary interest in said real estate subject by said Homesteader;
ward nomesteader has raited i	te taxes and (4)	to comply with these conditions; specifically ssion of the above-named property, (2) obtain bring property up to code within a specified pecified time frame;
that said notice complies wit	th the ten (10) do	by certified mail that the City of Gary in- ovisions of the Special Warranty Deed; and ays notice provision in the Special es hereby invoke the automatic reversionary;
7. That to the best of her caid property, other than pro	knowledge there perty taxes;	are no outstanding mortgages or liens on
8. That she makes this aff daduce the Chicago Title Insured estate.	idavit to transferance Company to	er the title back to the City of Gary and to issue a policy of title insurance on said
Further deponent NOM TA	XABLE	
	198 5	Vany Valentene.
		/ NANCI F. VALENTINE
Subscribed and sworth to bef	PEORNAP on this	29/1 day of January 1985
	n	Paulitte 4. Williams NOTARY PUBLIC
		PAULETTE Y WILLTANG
My commission expires: County of Residence:	12-4-88 . Lake	MOTARY PUBLIC STATE OF INDIANA LAKE CO. MY COMMISSION EXP. DEC 4,1988 ISSUED THRU INDIANA NOTARY ASSOC.
This instrument was prepared h	oy: Arlene	Colvin

Law Office - City No.11

DULY ENTERFO

DEUZ! 1978 SPECIAL WARRANTY DEED TOOK autorolo 508610

MERRILLVILLE, MD. 46410

AUDITOR LAKE COUNTY,
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 MICHAEL L. WILDERNESS and TERESA WILDERNESS (Husband and
Wife) tenants by the entirety

Fey# 44-337-9

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:

The South 3 feet of Lot 8, all Lot 9 and North 2% feet Let 10,

Block 11, Resubdivision of Gary Land Company's 13th Subdivision in the City of Gary, as shown in Plat Book 19, page 10 in Lake

County, Indiana.

and commonly known as 650 Ohio Street

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 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.

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 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.

MAYOR'S OFFICE OF HOUSING CONSERVATION

BY:

MS. GAIL H. PUGH, Director

MR. KENNETH GOODWIN, Deputy Director

STATE OF INDIANA)

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared with the Director and Deputy 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.

97 8. WITNESS my hand and Notorial Seal this 1st day of Movember,

Manni Jew Hames

NAOMI JEAN THOMAS
Residence: Lake County

My Comission Expires:

november 20 1981

This instrument was prepared by

RUTH M. HENNAGE, Attorney-at-Lat