

Return to

City Of Gary
Mayor's Office Of
Housing Conservation
824 Broadway
Gary, Indiana 46402

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

3 810260

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 April 23, 19 79 a Homestead property was conveyed to WILLIAM WARD by Special Warranty Deed, a copy of which is attached as "Exhibit A" and that said property is legally described as:

Lot 20 and the South 7.5 feet of Lot 19, Block 2, Gary Land Company's Seventh Subdivision, in the City of Gary, as shown in Plat Book 11, page 2, in Lake County, Indiana

NON TAXABLE

#44770

JUL 3 1985

and commonly known as 360 ADAMS

Judolph Clay
AUDITOR LAKE COUNTY

RECORDED
JUL 10 15 AM '85
CLAY

3. That said Special Warranty Deed was recorded in the Office of the Recorder, of Lake County, Indiana on the 18th day of Oct, 19 79 as Document No. 555370;

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; and that said notice complies with the ten (10) days notice provision in the 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.

Nancy F. Valentine
NANCY F. VALENTINE

Subscribed and sworn to ~~before me~~ 25 day of June

Mary J. Watkins
Mary J. Watkins
NOTARY PUBLIC

MARY J. WATKINS
NOTARY PUBLIC STATE OF INDIANA
LAKE CO.

My commission expires: _____
County of Residence: _____

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

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

conservation SPECIAL WARRANTY DEED

44166 NW 2405

4770 Housing
lab 5th ave
Gary Ind. 46402
NANCY F. VALENTINE

555370

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

DULY ENTERED
FOR TAXATION

William Ward (Divorced not since remarried)

OCT 16 1979

John A. ...
AUDITOR LAKE COUNTY

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 20 and the South 7.5 feet of Lot 19, Block 2, Gary Land Company's Seventh Subdivision, in the City of Gary, as shown in Plat Book 11, page 2, in Lake County, Indiana.

44-247-20
and commonly known as 360 Adams Street

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
OCT 19 9 08 AM '79
WILLIAM BIELSKI JR
RECORDER

INDIANA DIVISION
INSURANCE COMPANY

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:

Grantee (s) must reside personally in the captioned property as is/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 best and most qualified 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.

