(REHAB)

SPECIAL WARRANTY DEED

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

JOHNNY E. MCWILLIAMS III (Single)

of Lake County, in the State of Indiana, for the sum of Two Hundred and Fifty Dollars (\$250.00) 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 32, Block 15, Gary Land Company's First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, Lake County, Indiana.

#44-15-29

and commonly known as

800 DELAWARE STREET

Subject to the following

ESCHOLLES VIII

- Real Ditate taxes and assessments for the year 19 81 in the year 19 82 ____, pro-rated from the date of conveyance, and the years thereafter.
- Easements, restrictions, conditions, limitations and convenants or record.
- 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 bring residence on captioned realty up to minimum City of Gary Building Code Standards within sixty (60) days from date of this Deed, inclusive of building, plumbing, electrical and fire code standards.
- Grantee(s) rights will allow Grantor or its agents reasonable inspection of said 2. premises, internally as well as externally, upon reasonable notice to Grantee for purpose of insuring compliance with the above captioned conditions.
- 3. Prohibition Against Transfer. Grantee(s) may not sell or assign Grantee's interest in the real estate without the prior written consent of the Mayor's Office .of Housing Conservation before fee simple title is conveyed.
- Grantee(s) must comply with the terms and conditions of the Contract for Conditional 4. Sale of Real Estate, a copy of which is attached hereto and made a part hereof.
- Grantee(s) must comply with such additional terms, conditions and requirements as the Grantor may impose to assure that the purposes of the Contract for Conditional Sale of Real Estate are carried out.
- Grantee(s) not to encumber, mortgage or pledge his/her/their interest in the property without prior consent of the agency LIVE ENTERED FOR TAXATION

Flb-27,1986

8. Grantor hereby warrants that it has provided Grantee(s) with notification that lead-based paint is prohibited on all applicable surfaces.

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 through Grantee(s) are hereby notified of said 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 soley warrants as to the actual conduct and events concerning title matter 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.

IN WITHESS WHEREOF, Grantor has caused to day of	
•	CITY OF GARY BY THE MAYOR'S OFFICE OF HOUSING CONSERVATION
DATE OF OCCUPANCY	KEYNÉTH GOODWIN, ACTING DIRECTOR
STATE OF INDIANA)) SS: COUNTY OF LAKE)	
Before me, a Notary Public, in and for sa Kenneth Goodwin, Acting Director of the Mayor acknowledged execution of the foregoing Deed : who, having been duly sworn, stated that the	for and on behalf of said Grantor, and
WITNESS my hand and seal this 13th da	ay of February , 19 86 .
Y COMISSION EXPIRES:	May D. Qualleton NOTARY PUBLIC - Mary D. Pendelton

R. LAWRENCE WARREN

This instrument was prepared by