

#1-4205 Q59417

Return to:

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

CONDITIONAL DEED

996580

Attn: Nancy

THIS INDENTURE WITNESSETH, That The City of Gary, Indiana's Mayor's Office of Housing Conservation Urban Homesteading Program conveys and warrants to Clarice R. Bills

of Lake County, in the State of INDIANA, for the sum of One Dollar (\$1.00) 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 10 and the North 24 feet of Lot 11 Blk, 7, Aetna Securities Company's First Subdivision, in the City of Gary, as shown in Plat Book 20, page 20, Lake County, Indiana

Commonly known as: 1112 Utah Street

Subject to the following:

#41-7-10

- (a) All real estate taxes and assessments for the year 87 due and payable in the year 88 and for all years thereafter.
- (b) Easements, restrictions, conditions, limitations and covenants of record.
- (c) Zoning ordinances for the City of Gary, Indiana.

Subject further to the following conditions, the breach of which shall be grounds for full reversion of title and possession by Grantor at the sole option and discretion of Grantor herein:

1. Grantee(s) herein must personally reside in the above described real estate as his/her/their principal place of residence for a period of not less than five (5) years from the date of this Deed. Principal place of residence is legally defined to mean place of residence and Grantee(s) shall have no other place of residence from the date of this Deed and for five (5) years thereafter. Grantee(s) shall not encumber or pledge said real estate for a like period of time without the prior written consent of Grantor.
2. Grantee(s) must repair all defects in the property that pose a substantial danger to health and safety within one (1) year after possession.
3. Grantee(s) must bring said real estate, including improvements thereon, up to minimum Section 8 Housing Code standards, which includes the building, plumbing, electrical and fire codes, within three (3) years after the date of this Deed. Electrical plumbing and heating must be completed by electrical contractors licensed by the City of Gary.
4. Grantee(s) must carry at all times after the date of this Deed and for five (5) years thereafter fire and liability insurance on the real estate and any improvements thereon in a sum equal to the fair market value thereof.
5. Grantee(s) shall allow Grantor or its agents the right of reasonable inspection of said premises, both internally and externally, upon reasonable notice to Grantee(s) for the purpose of ensuring compliance with the above conditions for five (5) years from the date of this Deed.
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.

In the event of Grantee(s)' death prior to satisfaction of all

LILLIAN A. BLASTICK  
RECORDER, LAKE COUNTY  
CROWN POINT, INDIANA 46007  
FILED IN RECORDS  
LAKE COUNTY  
SEP 9 1988

DUPLICATE FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER.

Handwritten initials and date: 11/15/88

