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City of Hammond Dept of Planning
649 Wmkey
Hammond
4715 451604
Tax Key No. 35-117-44

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: That City of Hammond by and through its Hammond Redevelopment Commission (hereinafter called "Grantor"), CONVEYS AND WARRANTS to Paul E. Howard and Sondra L. Howard, Husband and Wife (hereinafter called "Grantee") 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:

35-117-44

Lot 43, except the East 5 feet thereof and all Lot 44, Block 1, Fred R. Mott's Second Addition in the City of Hammond, as shown in Plat Book 2, page 9, in Lake County, Indiana.

35-117-44

Common address: 1109 Gostlin, Hammond, IN 46324

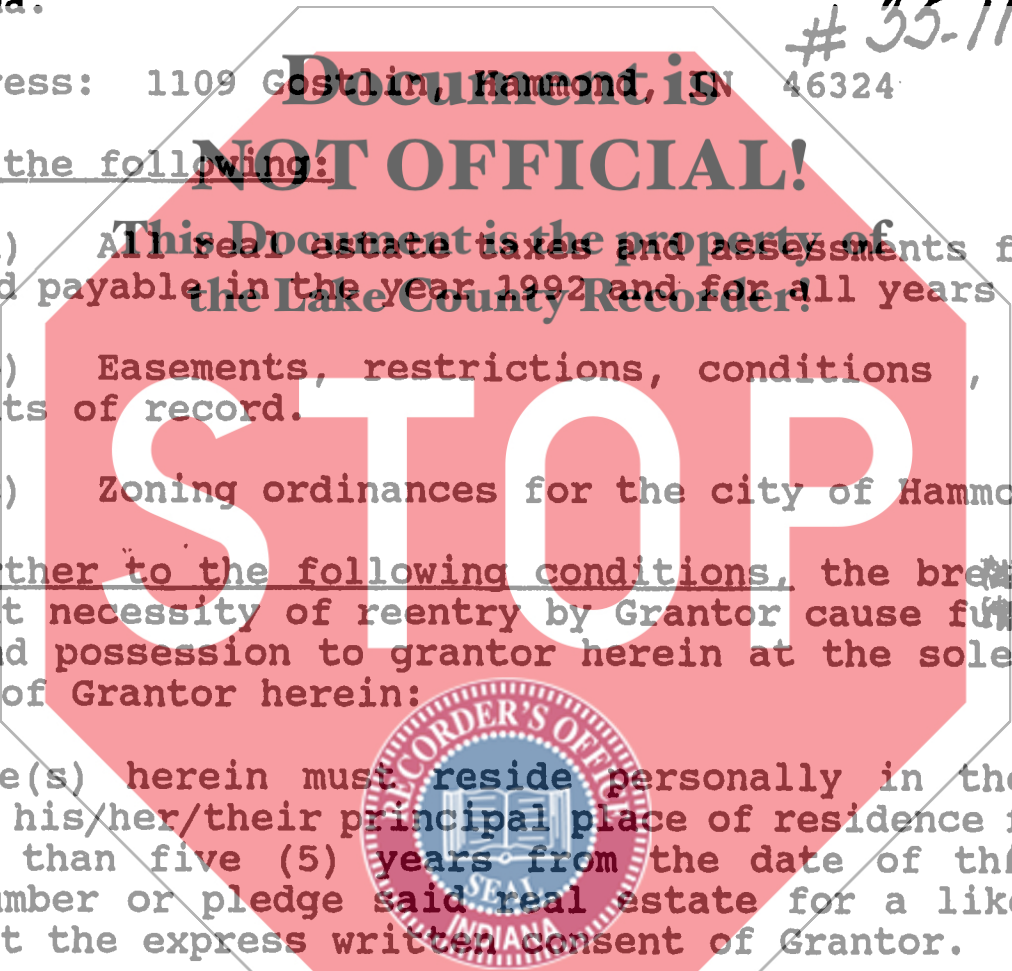
Subject to the following:

- a) All real estate taxes and assessments for the year 1991 due and payable in the year 1992 and for all years thereafter.
- b) Easements, restrictions, conditions, limitations and covenants of record.
- c) Zoning ordinances for the city of Hammond.

Subject further to the following conditions, the grantor hereby warrants that the grantee shall have quiet enjoyment of the premises hereinafter described and shall not be disturbed in the possession of the premises hereinafter described by any person claiming title thereto in any way whatsoever, and the grantor shall defend, maintain and pay the cost of defending the same against all such claims, suits and actions, and shall cause the same to be quieted and the title and possession to grantor herein at the sole option and discretion of Grantor herein:

1. Grantee(s) herein must reside personally in the captioned property as his/her/their principal place of residence for a period of no less than five (5) years from the date of this deed and cannot encumber or pledge said real estate for a like period of time without the express written consent of Grantor.
2. Grantee(s) must rehabilitate residence on described premises in accordance with specification of Grantor, within twelve (12) months from date of this Deed.
3. Grantee must carry at all times after date of this deed and for five (5) years thereafter fire and liability insurance on the captioned dwelling real estate in a sum equal to dwellings fair market value.
4. Grantee(s) will allow grantor or its agents, the rights of 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 five (5) years from date of this deed.

These conditions to run with and be condition for the Grantee(s) herein and for all who may take under Grantee(s) herein until such time as said conditions are fully met, at which time grantor shall



FILED FOR RECORD
FEB 28 1991
ROBERT H. GARDNER
CLERK OF COUNTY RECORDS
LAKE COUNTY, INDIANA



Auditor Paul E. Howard
LAKE COUNTY

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execute a full warranty deed to Grantee(s). All persons or entities taking by and thru grantee(s) are hereby notified of such conditions.

Grantor herein does not warrant as to any acts or conduct or warranties of title as to any and all prior predecessors of title to Grantor herein but only solely warrants as to the actual conduct and events concerning title matter as a result of and during the time wherein Grantor herein held title immediately prior to this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 14th day of February, 1991.

CITY OF HAMMOND, acting by and through its Hammond Redevelopment Commission

ATTEST:

BY: Margaret Royce Galvin Secretary BY: James Davis Sr President
Margaret Royce Galvin Secretary James Davis, Sr. President

Document is NOT OFFICIAL

This Document is the property of the Lake County Recorder!

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared James Davis and Margaret Royce Galvin, the President and Secretary, respectively of The Hammond Redevelopment Commission, 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.

Witness my hand and Notarial Seal this 14th day of February, 1991.



My Commission Expires

1-15-93

Edwina L. Homcho
Notary Public EDWINA L. HOMCHO

Resident of Lake County

This instrument was prepared by Cheryl T. Maimona, Attorney at law, McHie, Myers, McHie & Enslin, 53 Muenich Court, Hammond, IN 46320

Mail Tax Bills to: Paul E. Howard and Sondra L. Howard, 1109 Gostlin, Hammond, IN 46324