

91009512

SPECIAL WARRANTY DEED

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THIS INDENTURE WITNESSETH: That City of Hammond by and through its Hammond Redevelopment Commission (hereinafter called "Grantor"), CONVEYS AND WARRANTS to JoarRLannan (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:

32-23-4

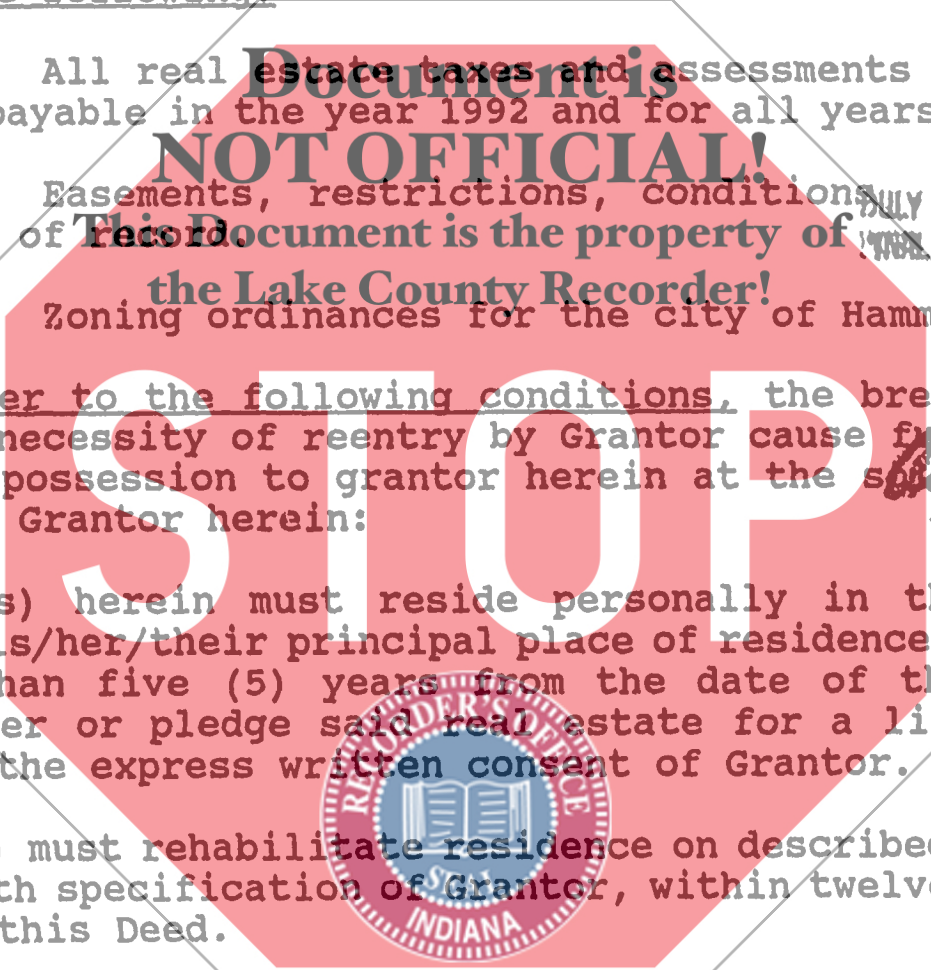
Lot 4, in Wm. J. Bellamy Addition to Hammond, as shown in Plat Book 18, page 24, in Lake County, Indiana

# 32-23-4

Common address: 629 Mulberry Street, 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 this document is the property of the Lake County Recorder!
- c) Zoning ordinances for the city of Hammond.



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 herein at the sole discretion of Grantor herein:

FEB 27 1991

AUDITOR LAKE COUNTY

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

STATE OF INDIANA/S.S. NO.  
LAKE COUNTY  
FEB 28 1991  
3 1 PM  
RECORDED

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9.00  
OK

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

STATE OF INDIANA  
COUNTY OF LAKE

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

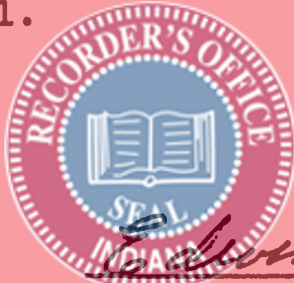
Before me, a Notary Public in and for said County and State, personally appeared James Davis and Margaret Royce Galvin, the President and Secretary, respectively of The Hammond Redevelopment Commission, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having 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

Resident of Lake County



Notary Public EDWINA L. HOMCHO

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: Joan Lannan 629 Mulberry Street Hammond, IN 46324