

tax mailing address: 365 Hayes St,
Gary, IN 46404

2
Return to

CITY OF GARY
MAYOR'S OFFICE OF
HOUSING CONSERVATION
824 BROADWAY
GARY, IN 46402
(219) 863-3102

91024051

CONDITIONAL DEED

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

GILBERT J. SANDIDGE

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:

The North 4 feet of Lot 3 and the South 34 feet of Lot 4 in Block 34 in Gary Land Company's Fourth Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 14 page 15, in the Office of the Recorder of Lake County, Indiana.
Commonly known as:

365 HAYES STREET

Key # 44-188-6

Subject to the following:

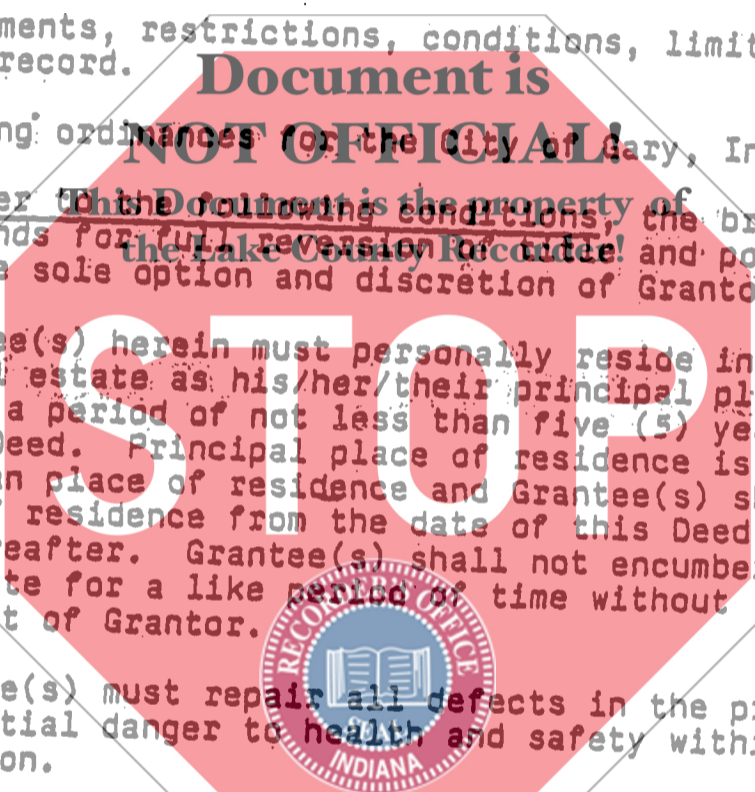
(a) All real estate taxes and assessments for the year 91 due and payable in the year 92 and for all years thereafter.

(b) Easements, restrictions, conditions, limitations, and covenants of record.

(c) Zoning ordinances of 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.



STATE OF INDIANA/S.S. NO. 20 2 12 PM '91
RECORDER OF LAKE COUNTY

DAILY...
FINAL ACCEPTANCE FOR...

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

Ann N. Carter
AUDITOR LAKE COUNTY

01185
C-11
9.00

