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

MAYOR'S OFFICE OF HOUSING CONSERVATION 824 BROADWAY GARY, IN 48402 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

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 the reafter.
- (b) Easements, restrictions, conditions, limitations and covenants of record. Document is
- Subject further that for the city And dary, Indiana.

 Subject further that out owing the dream of which shall be grounds for full reversion for the possession by Grantor at the sole option and discretion of Grantor herein:
- described real estate as his/her/their principal place of residence for a period of not less than five (5) years from the 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 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.
- 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 ensuring compliance with the above conditions for five (5)
- Crantee(s) must comply with such additional terms, but comply with such additional terms, but comply with such additional terms, such additional terms, such confidence in the comply with such additional terms, such additional ter

MAY themseent of Grantee(s)' death prior to satisfaction of all

CANAL M. CALLES

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conditions contained in this Deed, including those concernship residency for five (5) years in the real estate, the real estate described herein shall revert back to Grantor. There shall be no reversion in cases where the real estate is held as tenants by the entirety, tenants in common or joint tenants with right of survivorship where there is a surviving tenant.

- 7. In the event that Grantee(s) meet all conditions contained in this Deed, Grantor shall execute a deed to Grantee(s) giving Grantee(s) the fee simple title to the real estate described
- 8. Grantor does not warrant the acts, conduct or warranties of predecessors of title but only warrants as to the actual conduct and events during the time where Grantor held title immediately prior to this conveyance.
- 9. Any and all rehabilitation work is subject to the HUD Lead-based Paint Regulations, 24 CFR Part 35. Grantor shall be responsible for inspection of the above captioned property for immediate lead-based hazards and shall maintain a certificate in the property file evidencing said inspection. Grantor shall be responsible for assuring that any existing immediate lead-based paint hazards will be eliminated, either through its own resources or through the repair program to be undertaken by Grantee(s). Grantor shall be responsible for maintaining certification as to such elimination in accord with 24 CFR 35.24 (b) (4).
- 10. Granter This Document is the property of with notification that I kead basedy pather der prohibited on all applicable surfaces.

IN WITNESS WHEREOF, the said City of Gary, Indiana's Mayor's Office of Housing Conservation Urban Homesteading Program, by its duly authorized representative, has hereunto set its hand and seal this 17th day of May 19 01

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AS DIRECTOR OF THE MAYOR'S OFFICE

OF HOUSING CONSERVATION

STATE OF INDIANA)

COUNTY OF LAKE

STATE OF INDIANA)

Before me, the undersigned, a Notary Public in and for said County, this 17th day of May , 19 91 , came Naomi Jean Jefferson , Director of the Mayor's Office of Housing Conservation, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

MARCUS L. HUDDARD

NOTARY PUBLIC STATE OF INDIANA

LAKE COUNTY

MY COMMISSION EXPLOSES:

MANCUS L. Hubbard

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9-17-91