LAKE COUNTY FILED FOR RECORD

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COUNTY OF ST. JOSEPH

MARGANCITE CLEVELAND RECORDER

-	JAMES	0.	SIMS

and I CATHERINE SIMS

currently residing at 1729 W. 4TH PLACE, GARY, INDIANA 46404
being duly sworn do hereby depose, say and swear that to the best of my knowledge, information and belief the statements and representations in this paragraph, in paragraph(s) below, and in the last paragraph of this affidavit are true 9,A.B.C and accurate.

- 1. NAME. My full name appears above, including any alias, former, maiden or other name(s) used now or in the past, even if I have had my name legally changed.
- 2. CITIZINSHIP AND AGE. I am a citizen of the United States and at least 18 years old.
- 3. OWNERSHIP AND POSSESSION. I am/We are the only owner(s) of the properly located at the address which appears above in sole possession of the property. There are not tenants or other occupants (except members of my family who have no possessory, ownership, homestead, or other rights in the property and who may occupy the property only so long have a court of competent jurisdiction entered final judgment in my favor on , and no appeal or notice of appeal of that judgment has been filed or in pending, and the time within which such appeal or notice of appeal must be filed is past. I have not signed any contract to sel the property, or given anyone any rights concerning the purchase or lease of the property.
- 4. IMPROVEMENTS. No additions alterations or improvements are now being made or have been made to this property stace 19 We have always obtained all necessary permits and certificates of occupancy. All charges for municipal improve-We have always obtained ments such as sewers, sidewalks flourballor Singliary improvements benefiting this property have been paid in full. No building addition, extension or alteration on this property has been made or worked on within the past four months. We are not aware that anyone has filed or intends to file a mechanics lien or building contract relating to this property. No one has notified us that money is due and owing for construction, alteration or repair work on this property.
- 5. MECHANICS AND MATERIAL MENS LIENS. There has been no work done, services rendered or materials furnished in connection with repairs, improvement, alteration, addition, development, design, building, construction, removal, demolition, excavation, landscaping, or other similar activity on the property with days of this date. Any such work services, or material relating to any such activity prior to the above stated time have been paid for in full, except to the extent of any mortgage, deed of trust, security deed, other similar instrument or other lien appearing on the attached title report or commitment. No one has made any claims or notified me that money is due or owing, or filed a mechanics or materialmens lien against the property, except as appear on the attached report or commitment and no one intends or is entitled to do so.
- 6. SPECIAL ASSESSMENT AND MUNICIPAL IMPROVEMENTS. All special assessment and charges for municipal improvements such as sewers, sidevalks, curbs, walls, streets, and similar improvements have been paid in full. No notices have been served by an governmental authority for the removal or abating or nuisances, or for the installation or repair of said and similar improvements and no such work has been done or ordered to be done for which a municipal claim could be filed against the property.
- 7. BANKRUPTCY. I have not filed any petition in bankruptcy and no such petition has been filed against me. (I have never been declared or adjudicated insolvent or-bankrut.)
- 8. LIENS OR ENCUMBRANCES. Other than those appearing on the attached title report or commitment. I have not allowed any interests or legal rights to be created which affects my ownership or use of the property there are no judgments against me, no lawsuits have been filed against me, no notice of its pending (indicating there is lawsuit pending which could affect my property) or other similar notice has been delivered or filed concerning me or any of my property and there are no other legal obligations, including mortgages, trust or accurity deeds, easements other-liens or encumbrances which may be enforced

9. COMMON NAME. The judgment(s) and/or other lien(s) appearing on the attached title report or commitment, which I have initialed or signed and numbered is/are against me, but rather, is/are against someone else with a similar have.

- 10. MARRIAGE AND HOMESTEAD. There are no persons who may have an interest in the subject property due to any divorce or dissolution proceedings which may have been instituted during the time period in which I/we have been in title to the subject property.
- 11. EXCEPTIONS AND ADDITIONS. The following is a complete list of exceptions and additions to the above statements and any explanation or elaboration necessary to clarify the statements in this affidavit.

We have made this affidavit to induce the KKKKK MORTGAGER NATIONSCRENIT to accept my/our deed and to induce Title Insurance Company of Minnesota to issue a policy of title insurance to mortgages and buyer in connection herewith. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this

affidavit.	
WITNESS:	
Lucy Deking	Jan Dens
SUSAN DAKINS WITNESS:	ocument is
Lysen Dakins This Doc	COFFICIAL! Simo
susan dakins the La	ke County Recorder: Line for Acknowledgement)
A. GARY SANITARY DISTRICT VS. A 1725 PENNSYLVANIA ST. GARY, 466.79	

B.UNION UNITED CORPORATION VS. JAMES SIMS AND CAROLYN D EDWARDS

C.TOWN OF MERRILLVILLE EMERGENCY HEDICAL SERVICES VS. JIMMTE SIMS 3733 POLK ST., GRAY, IN DATED 3/06/92 105.00

STATE OF IN CONA

NO AMOUNT GIVEN

3348 169TH ST., G-140 HAMMOND, IN:

APPERUITOREHE: 10-1-90

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