

CITY OF GARY, INDIANA  
BUILDING DEPARTMENT  
ORDER

TO: FREDDIE COLLINS, OWNER OF RECORD  
and Any Other Persons having a Substantial Property  
Interest\*\* in unsafe premises, which are the subject  
of this Order.

PROPERTY ADDRESS (Unsafe Premises):

4385 Broadway, Gary, IN 46409

2. NAME AND ADDRESS OF PROPERTY OWNER(S) AND OTHER PERSONS  
HAVING A SUBSTANTIAL PROPERTY INTEREST\*\*:

FREDDIE COLLINS, Owner of Record  
4385 Broadway  
Gary, IN 46409

Freddie Collins  
c/o F. SHIPP  
6742 Merrill Street, 2nd Floor  
Chicago, IL 60649

Lake County Treasurer  
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS  
2293 North Main Street  
Crown Point, IN 46307

Lake County Auditor  
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS  
2293 North Main Street  
Crown Point, IN 46307

\*\*The term, "Substantial Property Interest", means any  
right in real estate susceptible of being affected  
a substantial way by actions authorized by the  
Unsafe Buildings Ordinance of the City of Gary,  
including, but not limited to, a fee interest, a  
life estate or future interest, a present possessory  
interest, or equitable interest of a contract  
purchaser; or interest reflected by a recorded lease,  
license, mortgage, land sale contract or lien.

3. LEGAL DESCRIPTION OF REAL ESTATE IN GARY, LAKE COUNTY,  
INDIANA:

Broadway Heights Add. Lot 25 Except West 17 feet Block 2  
Key Number: 41-0169-0028

4. ORDER:

The Building Commissioner orders that the Property Owner(s)  
demolish the unsafe building and clear the premises of  
debris. Such operations must begin within ten (10) days  
from the date of this order.

5. HEARING:

A hearing will be held in the Gary City Hall Council  
Chambers, 2nd Floor, 401 Broadway, Gary, Indiana, on  
Tuesday, December 23, 1997, at 10:00 A.M. You have the  
right to appear at the hearing with or without legal counsel  
and present evidence, cross-examine opposing witnesses,  
and make argument.

continued:

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

MORRIS W. ORRER  
RECORDER

1200  
GLD

If you appear to request additional time to reconstruct and/or to rehabilitate the building, or correct violations, you must present evidence of your intent to make improvements. (SEE ATTACHMENT.)

If the structure is not demolished and if you fail to appear, the hearing will proceed in your absence; and you will be bound by the determination of the Hearing Officer. The Building Commissioner will act pursuant to the power conferred upon him under the Unsafe Buildings Ordinance.

At the conclusion of the hearing, the Hearing Officer may affirm the Order, rescind the Order or modify the Order. If the Hearing Officer affirms the Demolition Order, this structure will be demolished by the City of Gary and the Property Owner(s) will be responsible for all the expenses incurred in processing your case to obtain the action required by this Order.

6. TRANSFER OF PROPERTY TO A THIRD (3RD) PERSON:

If the Property Owner intends to transfer this property after receipt of this Notice, and has not complied with the Order, the Owner(s) MUST:

- 1.) Supply full information regarding the Order to any person who may take a substantial property interest in the unsafe premises. This information shall be supplied prior to the time when there is any transfer or agreement to transfer any substantial property interest in the unsafe premises; and
- 2.) Supply the following information to the Building Commissioner in writing within five (5) calendar days, after there is any transfer or agreement to transfer a substantial property interest in the unsafe building:
  - a.) The full name, address, and telephone number of the person(s) taking a substantial property interest in the unsafe premises; and
  - b.) A true and accurate copy of the legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished.

ALL OF WHICH IS ORDERED THIS 20th day of Nov., 1997.

If you have any questions relating to this matter, please contact the Demolition Department at (219) 886-1531.

P 069 475 575  
Certified Mail Number

Russell Thompson  
RUSSELL THOMPSON,  
Building Commissioner  
401 Broadway - Room 307  
Gary, Indiana 46402

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