

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MORRIS V. CARTER
RECORDER

FINDINGS OF FACT AND ACTION TAKEN BY HEARING OFFICER AT HEARING ON AN ORDER ISSUED BY THE BUILDING COMMISSIONER UNDER THE UNSAFE BUILDING ORDINANCE OF THE CITY OF GARY, INDIANA.

CASE NO.: 11/24/98

PROPERTY OWNER: PERCELL MCQUEEN, MILDRED MCQUEEN, LAKE CO. TREAS/AUD.

PROPERTY ADDRESS: 1969 DELAWARE STREET, GARY, INDIANA
(SEE ATTACHED COPY OF ORDER FOR LEGAL DESCRIPTION)

FINDINGS

PROPER NOTICE GIVEN: YES NO MANNER OF SERVICE: CERTIFIED MAIL

The building subject to the Order constitutes an Unsafe Building within the meaning of the Unsafe Building Ordinance of the City of Gary, Indiana: (YES) (NO).

ACTION TAKEN

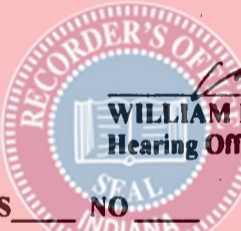
ORDER AFFIRMED: YES ORDER RESCINDED: NO HEARING CONTINUED TO: _____

ORDER MODIFIED AS FOLLOWS: _____

A copy of said Order is attached hereto and is made a part hereof.

Performance Bond Posted _____ Amount \$ _____

Date of Hearing: NOVEMBER 24, 1998



WILLIAM R. NORMAN, #9663-45
Hearing Officer

EXPENSE RECORD ATTACHED: YES NO

Subscribed and sworn before me, a Notary Public, in and for the County of Lake and State of

Indiana; this 24th day of November, 1998.

My Commission Expires: 9-28-01

[Signature]
NOTARY PUBLIC

This instrument prepared by: Department of Redevelopment

COST OF DEMOLITION: \$ 6,800.00

DATE DEMOLITION COMPLETED: 4-02-99

15.00
E.P.

CITY OF GARY, INDIANA
BUILDING DEPARTMENT
ORDER

TO: PERCELL and MILDRED MCQUEEN, OWNER(S) 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):

1 9 6 9 D E L A W A R E S T R E E T
G A R Y , I N D I A N A 4 6 4 0 7

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

Percell McQueen, Owner of Record
1969 Delaware Street
Gary, Indiana 46407

Mildred McQueen, Owner of Record
1969 Delaware Street
Gary, Indiana 46407

Lake County Treasurer
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS
2293 N. Main Street
Crown Point, Indiana 46307

Lake County Auditor
c/o PRESIDENT, LAKE COUNTY COMMISSIONERS
2293 N. Main Street
Crown Point, Indiana 46307

**The term, "Substantial Property Interest", means any
right in real estate susceptible of being affected in
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:

Lot 31, Block 5, Gary Investment Company's First
Subdivision, in the City of Gary, as shown in Plat Book 6,
Page 32, in the Office of the Recorder of Lake County,
Indiana.

Key Number: 43-201-31

4. ORDER:

The Building Commissioner has determined the property to be
unsafe for the following reason(s): structure is
unsecured, vacant and abandoned; deteriorating; decaying;
and stripped; roof is damaged; windows are missing; and a
potential fire hazard.

continued:

CITY OF GARY, INDIANA
BUILDING DEPARTMENT ORDER
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The building inspection report is on file in the City of Gary Department of Redevelopment, 100 West 4th Avenue, Suite 202 Gary, IN; and may be reviewed between the hours of 9:00 a.m. and 5:00 p.m.

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, November 24, 1998**, 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.

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:

continued:

CITY OF GARY, INDIANA
BUILDING DEPARTMENT ORDER
PAGE THREE

- 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.

If you have any questions relating to this matter, please contact:

City of Gary, Indiana
Department of Redevelopment
100 West 4th Avenue, Suite 200
Gary, IN 46402
(219) 886-1531.

ALL OF WHICH IS ORDERED THIS 30th day of October, 1998.

2 198 738 638
Certified Mail Number

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

S-C
tyc

