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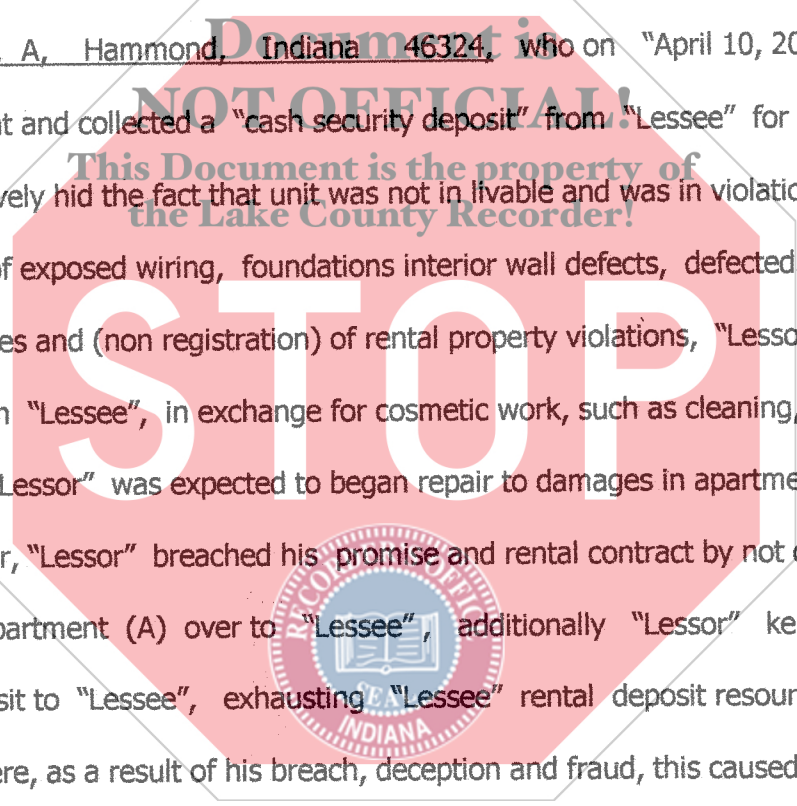
Uniform Residential Landlord and Tenant Act, (owner) Kevin D. Gerhardt, "Lessor", Breach of leasing agreement, Deceptive Leasing Practices, theft of leasing deposit, City of Hammond code violations

2007 080536

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 OCT -9 PM 1:22
MICHAEL A. BROWN
RECORDER

CLAIM OF LIEN

Please Take Notice that I, LESLIE V. MCGEE, referred herein as "Lessee", temporarily resides at: 3647 173rd Court, Lansing, Illinois 60438, hereby place this "Claim of Lien", against all "real properties" owned by "Landlord", KEVIN D. GERHARDT, referred herein as "Lessor", of rental property located at: 7310-7350 Homan Ave, Apt. A, Hammond, Indiana 46324, who on "April 10, 2007", deceptively offered a rental contract/ agreement and collected a "cash security deposit" from "Lessee" for rental of Apartment (A), who knowingly and deceptively hid the fact that unit was not in livable and was in violation of Hammond, Indiana, City Codes, that consisted of exposed wiring, foundations interior wall defects, defected water heater, plumbing, unsafe stairways and porches and (non registration) of rental property violations, "Lessor" agreed to waive the first (two month's rent) with "Lessee", in exchange for cosmetic work, such as cleaning, painting, new blinds and door locks, at which time "Lessor" was expected to began repair to damages in apartment and make it livable for "lessee" and child, however, "Lessor" breached his promise and rental contract by not doing repairs as promised and giving possession of Apartment (A) over to "Lessee", additionally "Lessor" kept cash "rental deposit" and refused to return deposit to "Lessee", exhausting "Lessee" rental deposit resources and hope of securing another apartment elsewhere, as a result of his breach, deception and fraud, this caused "Lessee and child" to suffer temporary homelessness, mental anguish and emotional distress, exhausting "Lessee" "rental deposit" for another apartment elsewhere, violation of the Uniform Residential Landlord and Tenant Act, which gives cause



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CS

for me to file this "Claim of Lien" against all real property assets owned by KEVIN D. GERHARDT, "Lessor", successors, heirs and or assigns, in the sum of \$ 100,000.00 - "ONE" - "HUNDRED - THOUSAND" ----- DOLLARS.

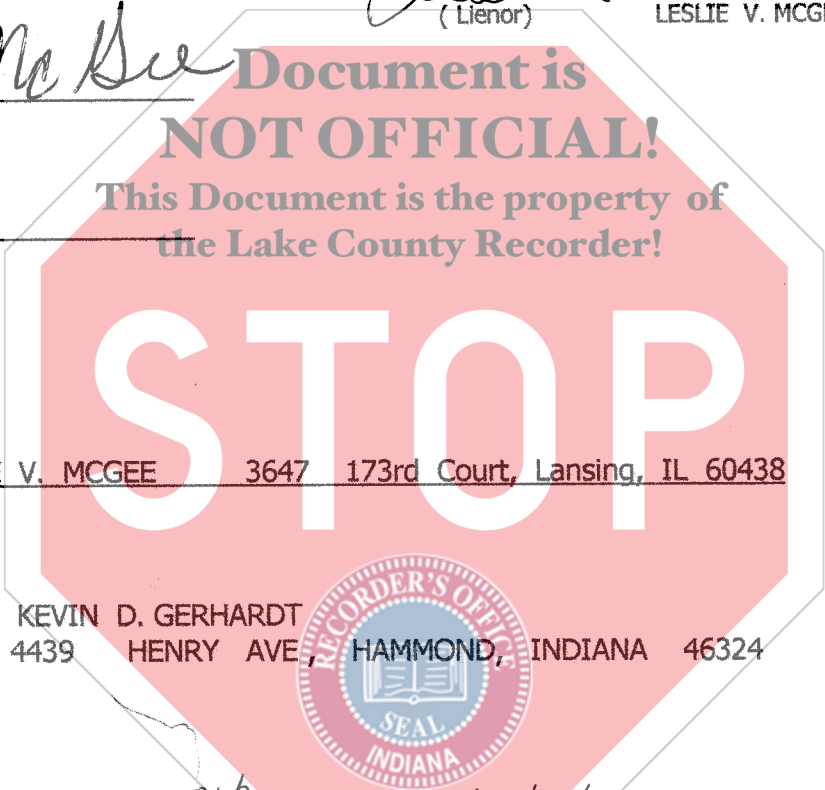
Legal Description Attached:

10-9-07
Date

Leslie V. McGee
(Lienor) LESLIE V. MCGEE

Jahiene Mc Gee
witness

witness

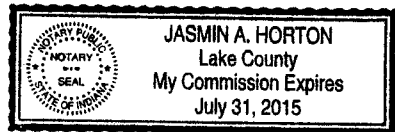


Prepared By: LESLIE V. MCGEE 3647 173rd Court, Lansing, IL 60438

Mail to: KEVIN D. GERHARDT 4439 HENRY AVE, HAMMOND, INDIANA 46324

Subscribed and Sworn Before me this 9th day of October, 2007

Jasmin A. Horton
NOTARY PUBLIC



LEGAL DESCRIPTION

PARCEL 1

Property Identification Number: 26 - 35 - 0280 - 0002

Property Address: 7310 - 7350 Homan Ave, Hammond, Indiana 46324

LOT (2) IN RIVER FOREST TO HAMMOND AS PER PLAT THEREOF IN PLAT BOOK 18, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2

Property Identification Number: 26 - 35 - 0280 - 0002

Property Address: 7314 - 7316 HOMAN AVE, HAMMOND, INDIANA 46324

LOT (3) IN RIVER FOREST ADDITION TO THE CITY OF HAMMOND AS RECORDED IN PLAT BOOK 18, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3

Property Identification Number: 26 - 35 - 0323 - 0017

Address: 4439 HENRY AVE, HAMMOND, INDIANA 46324

INSTRUMENT NO. (2002 - 108268), LOT (19) BLOCK 2, ROLLING MILL ADDITION IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 1, PAGE 105, IN LAKE COUNTY, INDIANA.



CITY OF HAMMOND
NOTICE OF MUNICIPAL ORDINANCE VIOLATION CITATION

TO: KEVIN GERHARDT
7310 HOHMAN AVE
HAMMOND, IN 46324



June 13, 2007

You are hereby notified that a violation of the following municipal ordinance (s) exist (s) on the property located at: 7344-50 HOHMAN AVE Hammond, IN 46324.

BRIEF DESCRIPTION OF VIOLATION

You are hereby ordered to cease and desist said violation or abate same by:

RENTAL REGISTRATION 96.152

Any owner of real property in the city, which real property is used as rental housing, shall be required to register all such properties on an annual basis of each year.

EXPOSED WIRING 96.020

Every outlet and fixture shall be properly installed and shall be connected to the source of electric power in a safe manner.

FOUNDATIONS INTERIOR WALL 96.024 (A) (5)

Every interior wall and ceiling is free from holes and large cracks.

HOT WATER 96.017

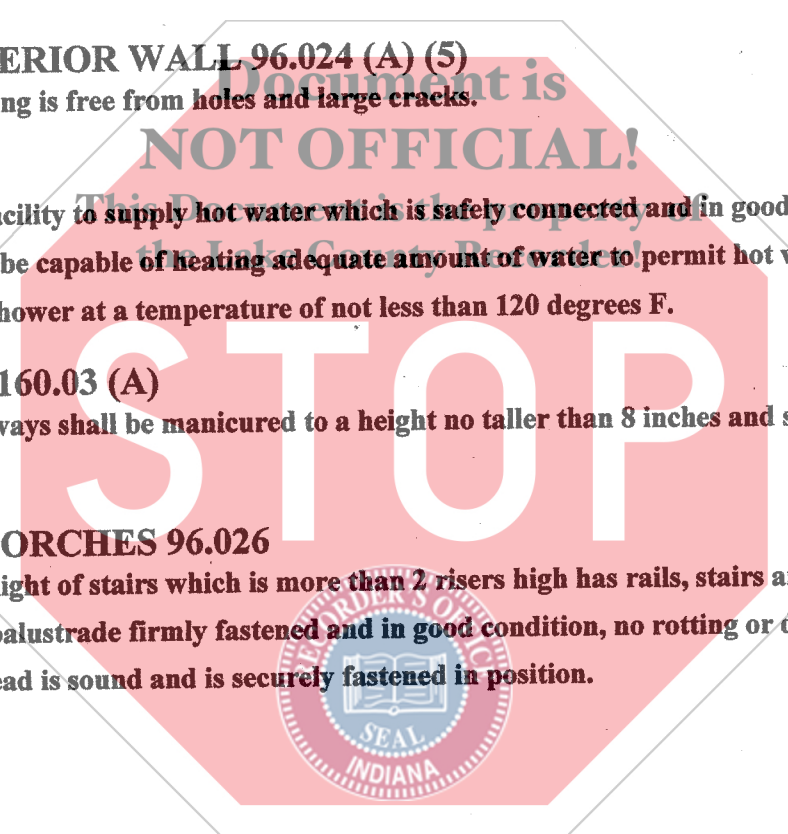
Every dwelling shall have facility to supply hot water which is safely connected and in good working condition. The facility shall be capable of heating adequate amount of water to permit hot water to be drawn from and bathtub, sink or shower at a temperature of not less than 120 degrees F.

LAWNS & ALLEYS 160.03 (A)

Lawns, alleylines and parkways shall be manicured to a height no taller than 8 inches and shall be free from excessive litter and excreta.

STAIRWAYS AND PORCHES 96.026

Every stairwell and every flight of stairs which is more than 2 risers high has rails, stairs and porches is free of holes, grooves and cracks, balustrade firmly fastened and in good condition, no rotting or deterioration supports and every stair tread is sound and is securely fastened in position.



TO THE ORDER OF

Kevin Gerhard

WASHINGTON MUTUAL **80000**
EIGHT ZERO ZERO DOLLARS AND 00 CENTS

*****Apr 9, 2007 EIGHT HUNDRED DOLLARS AND 00 CENTS *****

15820 Myrtle Av Harley & Leslie M'Gee

PURCHASER'S ADDRESS
Issued By Integrated Payment Systems Inc., Englewood, Colorado To Citibank, N.A., Buffalo, NY

PURCHASER COPY
NON-NEGOTIABLE

Security Deposit 7350 Homer Apt A

7482 103

PURCHASE AGREEMENT: You, the purchaser, agree that Integrated Payment Systems Inc. need not stop payment on or replace or refund a lost or stolen Integrated Payment Systems Inc. Money Order unless (1) you fill in the face of the Money Order completely at the time of purchase, and (2) report the loss of theft at the bank at which the Money Order was purchased.

Pay Your Bills with

Available Here **MoneyGram** ExpressPayment

5621205421 \$200.00

122 NN To begin "Call First" 1-877-922-2992

5369 MONEYGRAM PAYMENT SYSTEMS, INC. DRAFTER
P.O. BOX 9476, MINNEAPOLIS, MN. 55480
www.moneygram.com

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DATE 04-10-07 No. 284538

FROM Leslie McGee \$1000.00

FOR RENT 7350 Homer Apt A

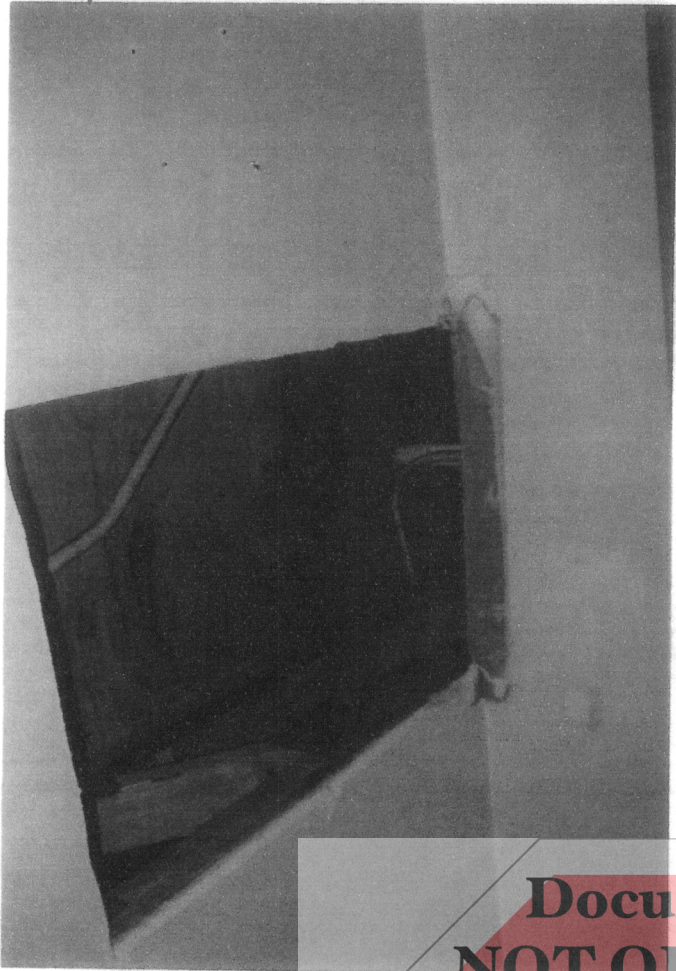
FOR Security Deposit

ACCT. 270 FROM May 1 TO June 1

CHECK

KG

Mail to
3641 173rd Court Apt 8B
Lansing IL 60438
Leslie McGee



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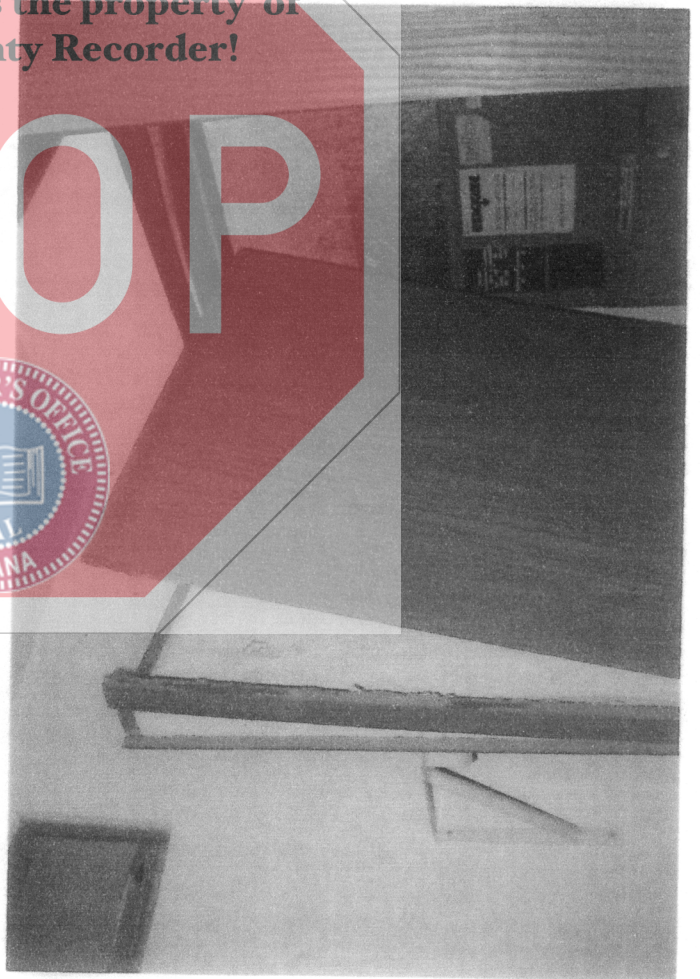


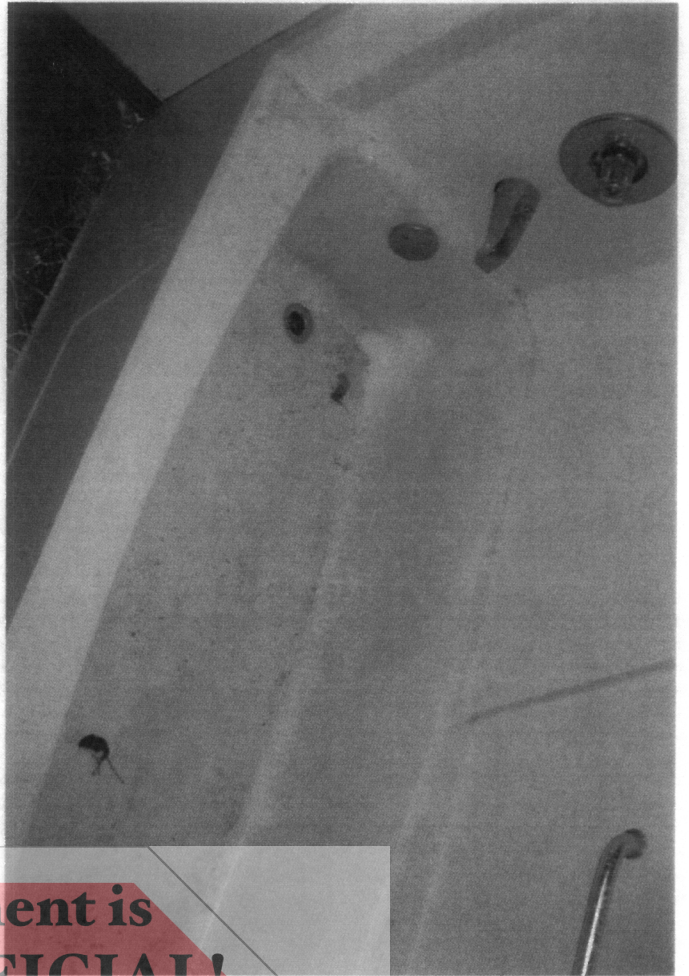


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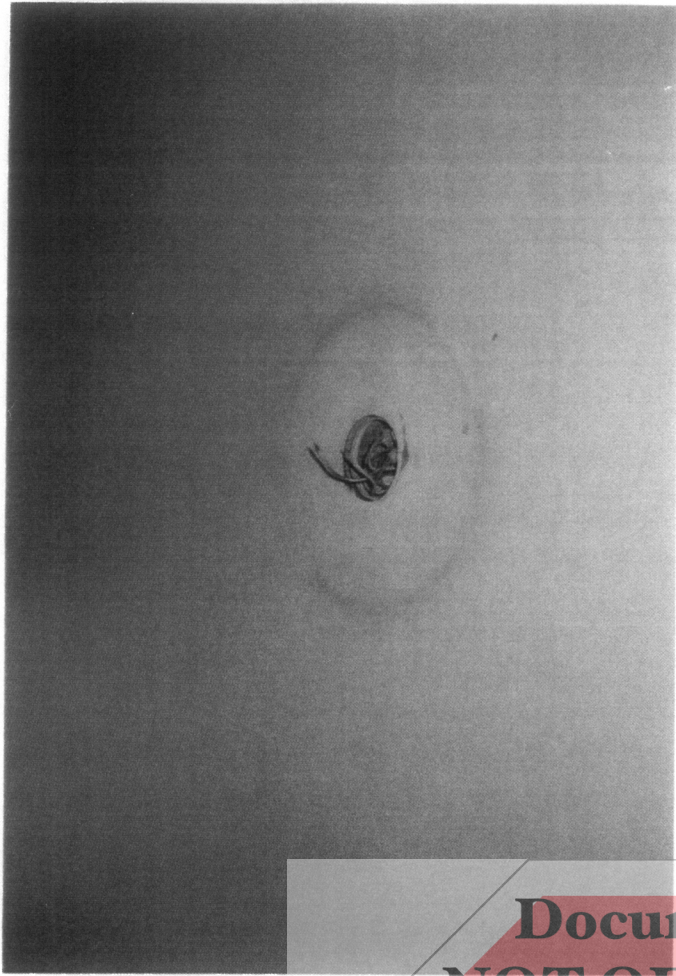


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