

2010 062023

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 OCT 25 PM 1:13

2

MICHELLE L. FAHMAN

**MEMORANDUM OF CONTRACT
(HOUSING REPAIR PROGRAM)**

THIS MEMORANDUM OF CONTRACT evidences the existence of a Contract, dated October 4, 2010 (the "Contract"), made by Prewitt Construction Company, Inc. as Contractor, and Maggie C. Nichols, 2281 Madison Street, Gary, IN 46407, as Owner of real estate located in Gary, Lake County, Indiana, hereinafter called the "Property".

1. The legal description, key no, and common address of the Property subject to the Contract is:

C. T. L. & I CO'S 6th Addition ALL L.28 BL.1 in the City of Gary, Lake County, Indiana; Key #45-08-16-233-021.000-004, 2281 Madison Street, Gary, Indiana.

2. The October 4, 2010 and ends October 4, 2020.

3. The following agreements and covenants of the Contract, as to which third parties are to have particular notice, are set forth in abbreviated or summary form and description:

(a) CONTRACTOR agrees to waive, and does hereby waive and relinquish, all right to lien upon the real estate herein above described and the building to be improved thereon in accordance with the terms of this contract. CONTRACTOR expressly agrees that no lien shall attach to the real estate.

(b) OWNER agrees to maintain the property as an owner-occupied residential property for a minimum of Ten (10) years from the date of the completion of the project (the "Affordability Period"). In the event that the OWNER shall sell, transfer, or refinance the property during the Affordability Period, then the Department of Community Development shall be entitled to the return of funds paid for repair of the property, on a pro rata basis. The Department shall have a lien on the property in the contract amount.

4. The Contract contains other agreements and covenants of the parties, as set forth in an executed counterpart of it in possession of the parties. A complete copy of the Contract is on file in the Department of Community Development of the City of Gary, 839 Broadway, Suite 302N, Gary, Indiana 46402. Such agreements and covenants are incorporated, by this reference, in this Memorandum as though contained in full herein.

SIGNED this 4th day of October, 2010

AMOUNT \$ 13-
CASH _____ CHARGE
CHECK # _____
OVERPAGE _____
COPY _____
NON-COM _____
CLERK SS

P.O. # 31415

Prewitt Construction Company, Inc.

By: Charles C. Prewitt
CONTRACTOR

Maggie C. Nichols

By: Maggie C. Nichols
OWNER

By: _____
OWNER

527 N. Montgomery St., Gary, IN
ADDRESS

2281 Madison Street Gary, IN
ADDRESS

STATE OF INDIANA, COUNTY OF LAKE) SS:

Before me, a Notary Public in and for said County and State, personally appeared Prewitt Construction Company, Inc. and Maggie C. Nichols, who acknowledged the execution of the foregoing **Memorandum of Contract**, and who having been duly sworn, stated that the representations therein contained are true. Witness my hand and Notarial Seal this 4th day of October, 2010

My Commission Expires April 16, 2018 Signature: Adrian Yates
Resident of Lake County, Indiana Printed: Adrian YATES

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.
Adrian Yates

Mail To:

**Department of Community Development
839 Broadway, Suite 302N
Gary, IN 46402**

(Prepared by City of Gary Law Department)