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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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2011 MAR 15 PM 3:47

MICHELLE CAJMAN  
RECORDER

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

*THIS MEMORANDUM OF CONTRACT* evidences the existence of a Contract, dated November 19, 2010 (the "Contract"), made by A+REHAB, INC. as Contractor, and REBECCA SIMS, 633 VIRGINIA STREET, GARY, IN 46402, 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:

**Gary Land Company's 1<sup>st</sup> Subdivision Lot 9 BL66 in the City of Gary, Lake County, Indiana; Key #25-45-08-03-332-006.000-004, 633 Virginia Street, Gary, Indiana**

2. The amount of the Contract is \$22,630.00. The terms of the Contract begins November 19, 2010 and ends November 19, 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 19<sup>th</sup> day of November, 2010

AMOUNT \$ 1300  
CASH \_\_\_\_\_  
CHECK # 80 3145 CHARGE ECD  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLEAR \_\_\_\_\_ AW

**A+ REHAB, INC.**  
By: *Don Stankovic*  
CONTRACTOR

**REBECCA SIMS**  
By: *Rebecca E. Sims*  
OWNER

By: \_\_\_\_\_  
OWNER

1111 Camelot Manor, Portage, IN  
ADDRESS

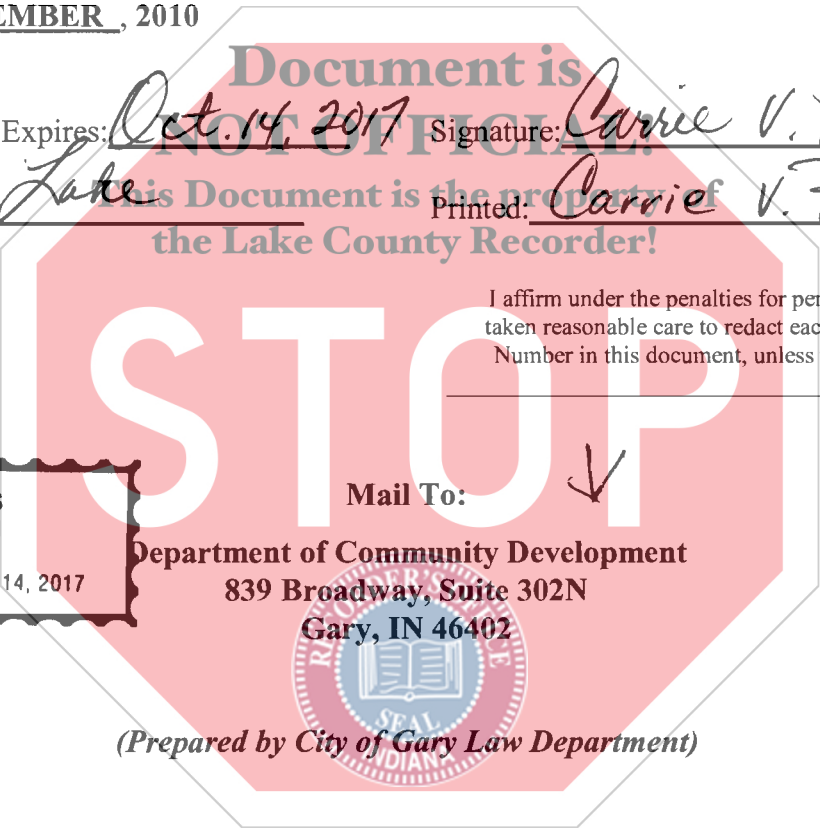
633 Virginia Street Gary, IN  
ADDRESS

**STATE OF INDIANA, COUNTY OF LAKE) SS:**

Before me, a Notary Public in and for said County and State, personally appeared **A+REHAB, INC.** and **REBECCA SIMS**, 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 19<sup>TH</sup> day of NOVEMBER, 2010

My Commission Expires: Oct. 14, 2017 Signature: *Carrie V. Perkins*

Resident of Lake Printed: Carrie V. Perkins



CARRIE V. PERKINS  
Notary Public- Seal  
State of Indiana  
My Commission Expires Oct 14, 2017

Mail To: *↓*  
Department of Community Development  
839 Broadway, Suite 302N  
Gary, IN 46402

*(Prepared by City of Gary Law Department)*

"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."  
PREPARED BY: *Carrie V. Perkins*