

2019-088212

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Dec 19 12:15 PM

COPY

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

J **THIS MEMORANDUM OF CONTRACT** evidences the existence of a Contract, dated (the "Contract"), made by **Derrick Taylor, Majestic Builders, LLC.**, as Contractor, and **Esmer J. Luckett** as Owner of real estate located in Gary, Lake County, Indiana, hereinafter called the "Property".

1. The legal description, key number, and common address of the property subject to the Contract is: Lot 33 in Block 5 in Golfmoor, as per plat thereof, recorded in plat book 18 page 35, in the office of the recorder of Lake County, Indiana Key #45-08-21-351-020.000.004, 3576 Johnson street, Gary, Indiana

2. The amount of the Contract is \$ 38,880.00. The term of the Contract begins May 14, 2018 and ends May 14, 2028.

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 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, and Gary, Indiana 46402. Such agreements and covenants are incorporated, by this reference, in this Memorandum as though contained in full herein.

SIGNED this 14th day of May, 2018.

Handwritten: 75-
02.100628
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COPY

By: David Taylor
CONTRACTOR

By: Esmer J. Lockett
OWNER

By: _____
OWNER

8006 TYLER ST., MERRILLVILLE, IN, 46410
ADDRESS

3576 JOHNSON ST. GARY, IN 46408
ADDRESS

STATE OF INDIANA)
COUNTY OF LAKE)

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Before me, a Notary Public in and for said County and State, personally appeared Majestic Builders, LLC. and Esmer J. Lockett 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 25th day of April, 2018.

My Commission Expires: Aug. 30, 2025

Signature: Carrie Lee Perkins
Printed: Carrie Lee Perkins

Resident of Lake



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.



Mail To:

(Prepared by Development Div.'s Legal Counsel)