

2020-063695

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

2020 Sep 14 8:54 AM

AFFIDAVIT TO CLEAR TITLE AND TERMINATE REVERTER

Dr. Paige McNulty
Comes now ~~Dr. Peter Morikis~~, and after being duly sworn upon his oath states as follows from his own personal knowledge:

1. The affiant has been appointed as the Emergency Manager for Gary Community School Corporation f/k/a the School City of Gary.
2. On or about March 4, 2019, he represented Gary Community School Corporation f/k/a the School City of Gary at a closing of the sale of real estate in Lake County, Indiana, described as follows:

See legal description attached as Exhibit A

Commonly known as 620 East 10th Place, Gary, IN 46407

3. On behalf of Gary Community School Corporation f/k/a the School City of Gary, he executed a Corporate Warranty Deed for such sale, said deed being dated March 4, 2019, and recorded March 5, 2019 as Document No. 2019-13352 in the office of the Recorder of Lake County, Indiana, which deed contained the following provision:

In the event the grantee fails to complete the improvements as set forth in a Certain Purchase Agreement which is incorporated by reference and attached hereto as Exhibit B, as if fully set forth herein, then the herein described property shall revert to the Gary Community School Corporation. Grantee agrees to demolish the building at 620 East 10th Place, Gary, Indiana within six months of the signing of the deed. Grantee also agrees to re-purpose the steel building on the property.

4. On behalf of Gary Community School Corporation f/k/a the School City of Gary, he hereby acknowledges that the grantee completed the improvements as set forth in the Purchase Agreement, demolished the building at 620 East 10th Place, Gary, Indiana, and performed all other acts required of him, such that the possibility of reverter described in said deed has been terminated.

Affiant further sayeth not.

Paige McNulty
~~Dr. Peter Morikis~~
Dr. Paige McNulty

STATE OF INDIANA)
COUNTY OF LAKE)

SS:



Dr. Paige McNulty

Before me, a Notary Public in and for said County and State, personally appeared ~~Dr. Peter Morikis~~ and after being first duly sworn upon oath, acknowledged that the facts contained in the foregoing instrument are true.

WITNESS my hand and Notarial Seal this 20 day of August 2020 ~~February, 2020~~.

MY COMMISSION EXPIRES:
June 13, 2027

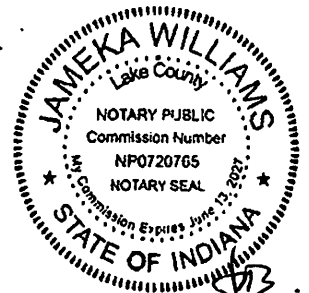
John E. Petalas
Notary Public
A Resident of Lake County

THIS INSTRUMENT PREPARED BY:
Douglas R. Kvachkoff, Attorney at Law, 325 N. Main St., Crown Point, IN 46307, (219)662-2977. Our File No. IN-19-61348-02

FILED

SEP 11 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR



62500

27977

EXECUTED AND DELIVERED in my presence:

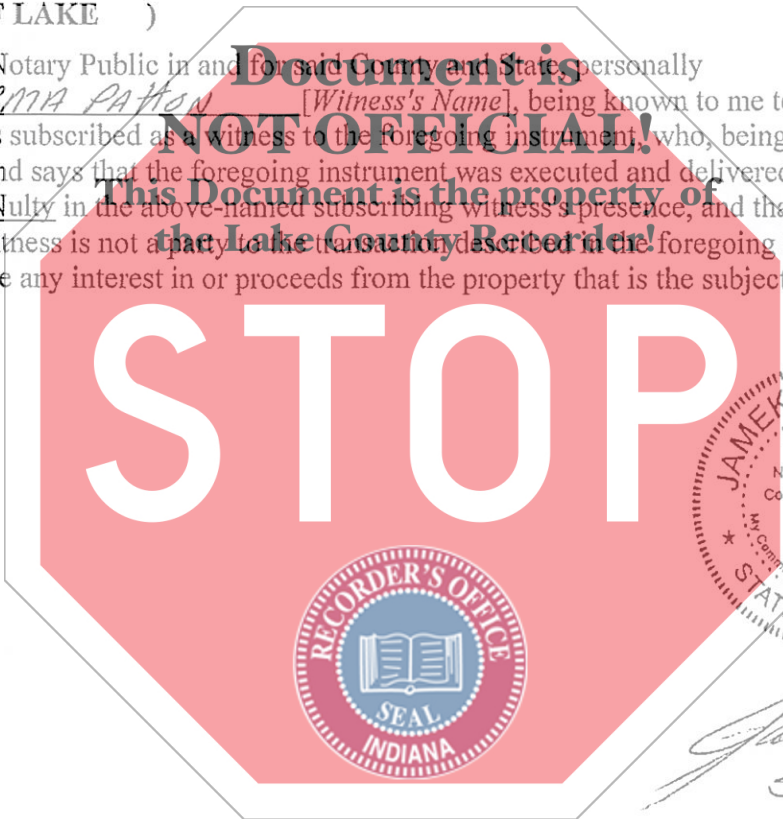
Emma Patton
[Witness's Signature]

Witness: Erma J. Patton
[Witness's Printed Name]

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.
Angela Anderson

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared ERMA PATTON [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Dr. Paige McNulty in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.



Jameka Williams
September 2, 2020