

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-009940

8:58 AM 2023 Apr 5

MEMORANDUM OF CONTRACT (SENIOR REPAIR PROGRAM)

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THIS MEMORANDUM OF CONTRACT evidences the existence of a Contract, dated Jan. 25, 2023 (the "Contract"), made by JMD CONSTRUCTION, LLC, as Contractor, and SHIRLEY MONROE, as Owners 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: SECOND ADDITION TO PULASKI VILLAGE, ALL OF LOT 6, BLOCK 4
Key #: 45-08-10-479-001.000-004 - 1501 East 19th Ave., Gary IN 46407.

2. The amount of the Contract is \$27,400.00. The term of the Contract begins Jan. 25, 2023 and ends Jan. 25, 2033.

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 OWNERS 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.

3. 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, 401 Broadway, Suite 300, and Gary, Indiana 46402. Such agreements and covenants are incorporated, by this reference, in this Memorandum as though contained in full herein.

SIGNED this 25th day of January, 2023.

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CK# 010106188
GP

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JMD CONSTRUCTION, LLC

SHIRLEY MONROE

By: *Amelia Moore*
CONTRACTOR

By: *Shirley Monroe*
OWNER

By: _____
OWNER

1900 GRANT ST., GARY, IN 46407
ADDRESS

1501 E. 19TH AVE., GARY, IN 46407
ADDRESS

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **JMD CONSTRUCTION, LLC** and **SHIRLEY MONROE**, 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 19th day of January, 2023.

My Commission Expires: 2-14-2027

Signature: *Thalia Moore*

Resident of lake

Printed: Thalia Moore



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:

Department of Community Development
401 Broadway, Suite 300
Gary, IN 46402

(Prepared by City of Gary Community Development Div.'s Legal Counsel)