

INDIANA PUBLIC  
RECORDS  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-009950

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 Nov. 29, 2018 (the "Contract"), made by JMD CONSTRUCTION as Contractor, and TRUDY BUTLER 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: **GARY LAND CO'S, 1<sup>ST</sup> SUBDIVISION, ALL OF LOT 36, BLOCK 79 (KEY #: 45-08-04-404-006.000-004); 537 Monroe St., Gary, Indiana 46402.**
2. The amount of the Contract is \$ 25,000.00. The term of the Contract begins Nov. 29, 2018 and ends Nov. 29, 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 29<sup>th</sup> day of November, 2018.

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CK# 010 106188  
GTF

# NOT AN OFFICIAL DOCUMENT

JMD CONSTRUCTION

TRUDY BUTLER

By: *Carl A. Weber*  
CONTRACTOR

By: *Trudy Butler*  
OWNER

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

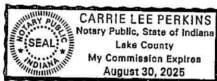
1900 Grant Street, Garv. In 46404  
ADDRESS

537 Monroe St., Garv. IN 46402  
ADDRESS

STATE OF INDIANA )  
) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared JMD CONSTRUCTION and TRUDY BUTLER, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

My Commission Expires: Aug. 30, 2025 Signature: *Carrie Lee Perkins*  
Resident of Lake Printed: Carrie Lee Perkins



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  
839 Broadway, Suite 302N  
Gary, IN 46402

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