

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Return deed to: Grantee, Frederick Long, Sr., located at 1225 E. 112th Ave., Crown Point, IN 46307

Send tax bills to: Grantor, Frederick Long, Sr., located at 1225 E. 112th Ave., Crown Point, IN 46307

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that City of Gary Redevelopment Commission (Grantor) of Lake County, in the State of Indiana, hereby conveys and sells to Frederick Long, Sr. (Grantee) for the sum of Ten Dollars and Zero Cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

See Exhibit A for Common Address, Parcel Number, and Legal Description

SUBJECT TO: 1) Taxes; 2) Covenants, easements, agreements and restrictions of record; 3) All legal highways and right-of-ways; 4) Ditches and drains, and rights therein; and 5) Zoning ordinances.

FURTHER SUBJECT TO the following reversionary interest:

Grantor hereby reserves and retains unto itself a reversionary interest and the rights of reentry and reversion as provided in the Real Estate Purchase Agreement between Grantor and Grantee dated as of October __, 2024 (the "Agreement"). Grantee covenants and agrees that if Grantee shall fail to complete development of the properties within 24 months plus one six-month extension period after the execution of this deed (as fully outlined in the Agreement), then at Grantor's option, the property shall revert back to Grantor. The Agreement is incorporated herein by this reference and notice is hereby given of the Agreement and all of its terms, covenants, and conditions to the same extent as if the Agreement were fully set forth herein. The foregoing does not purport to show all of the terms and provisions of the Agreement and is not a complete summary of the Agreement or the obligations of the parties with respect thereto.

In addition, Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances made by Grantor, and that Grantor will warrant the same to Grantee against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

GRANTOR:

City of Gary Redevelopment Commission

By: 

Name: Steven D. Jenkins

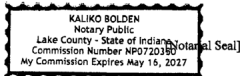
Title: Commission Attorney

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

Before me, Kaliko Bolden, a Notary Public, this 10 day of 10, 2024, the foregoing signers acknowledged the execution of the foregoing Quitclaim Deed as their voluntary act for the purposes stated therein.

Notary Public



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Steven D. Jenkins
Attorney, Gary Redevelopment Commission

This Instrument Prepared By:

Steven D. Jenkins, Esq.
Attorney ID No. 34467-45
City of Gary
Redevelopment Commission
504 Broadway, Suite 200
Gary, IN 46402
sdjenkins@gary.gov

GRANTEE'S Address
1225 East 112th AVE
Crown Point, IN 46307

GRANTOR'S ADDRESS
501 BROADWAY, #200
GARY, INDIANA 46402

NOT AN OFFICIAL DOCUMENT

Exhibit "A"

PROPERTY LEGAL DESCRIPTION

File No: 86-IN-24-1071

Lot 86 in Aetna Manor Third Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 29, Page 74, in the Office of the Recorder of Lake County, Indiana.

PARCEL ID: 45-09-07-104-001.000-004

Being the same property conveyed to City of Gary Redevelopment Commission by Quit Claim Deed from Karen Garner-Griffin of record as Instrument No. 2016-023540 in the Register's Office for Lake County, Indiana, dated March 21, 2016 and recorded on April 18, 2016

Being also known as 4903 East 10th Avenue, Gary, IN

AND

Lot No. 84, as marked and laid down on the recorded plat of Aetna Manor Third Subdivision to the City of Gary, Lake County, Indiana, as the same appears of record in Plat Book 29, Page 74, in the Recorder's Office of Lake County, Indiana

PARCEL ID: 45-09-07-104-003.000-004

Being the same property conveyed to City of Gary Redevelopment Commission by Quit Claim Deed from Karen Garner-Griffin of record as Instrument No. 2015-006784 in the Register's Office for Lake County, Indiana, dated August 4, 2014 and recorded on February 4, 2015

Being known as 4923 East 10th Avenue, Gary, IN