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Cedar Lake, Ind.

**Document is
NOT OFFICIAL**

It is hereby agreed, that ~~RODOLPH T. JOHNSON~~ and ~~his wife~~ ^{jointly} hereinafter termed vendee, ~~This Document is the property of~~ hereinafter termed vendor, of ~~Madison~~ the Lake County State of Indiana

Payments hereinafter provided to be made by vendee shall be made at such place as is from time to time designated by vendor in writing, and until further designation, shall be made at the office of First National Bank of Cedar Lake, Indiana

In consideration of the agreements herein contained, to be kept and performed by the vendee and the payments to be made as herein specified, vendor agrees to convey to vendee by a good and valid deed on performance by vendee of all the conditions of this contract on his part to be performed the following real estate in Lake County, in the State of Indiana, to wit:

Lots 24 and 25 in Block 1 as shown and laid down on the recorded plat of Meyer Manor Third, a Second Subdivision to Cedar Lake being a part of the South Half of Section 22, Township 24 North, Range 9 West of the 2nd Principal Meridian as the same appears of record in Plat Book 22, Page 24 in the Recorder's office of Lake County, Indiana

Vendee agrees to pay to Vendor the sum of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) in the manner following: ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) on July 1, 1969, and \$150.00 on the first day of each month thereafter for 12 months, and beginning July 1, 1970, the sum of \$108.00 each month, each such payment to include interest at the rate of 6% per annum payable monthly on balance remaining from time to time unpaid

Vendee shall have the privilege of prepayment on the principal sum of this contract on any monthly payment date, in multiples of \$100.00, provided thirty days' notice in writing of intention to make such payments be given by vendee to vendors. Vendee shall exhibit to vendors the tax receipts evidencing the annual payments of real estate, after payment of taxes as herein provided, each year. Vendee shall pay the premiums on insurance policies covering said premises, policies to be held by vendee.

No legal proceedings on account of default hereunder shall be instituted by or on behalf of vendors unless default shall continue for a period of more than 30 days.

Vendee agrees to pay all Taxes and Assessments of every nature that are or may be levied or assessed against said property, when the same are by law made due and payable. Each payment herein provided to be made, is to be made without any demand therefor, without relief from Valuation or Appraisal Laws, with Attorney's fees, and with interest at 6-1/2% per cent per annum from date hereof. It is agreed that time is of the essence of this contract. Until making of said conveyance, title to said real estate and right to the possession of the same remain in vendor; and should vendee make default in the payment of any sum or sums before mentioned, or in fulfillment of any agreement herein contained, all his rights under this contract to a deed of said realty shall be immediately forfeited and abrogated without notice or demand of any kind or character from or by vendor, and the payments vendee may have made hereunder and improvements made on said property, shall thereby without action by vendor of any kind be forfeited to and be the property of vendor in toto as liquidated damages to compensate the vendor for holding said property and real estate and not selling the same to any person other than the vendee, during the time from the making of this contract to the making of said default, and for all other damages suffered by the vendor and in lien thereof; and after any such default, vendor may sell and convey said real estate, and such sale shall not be considered an abandonment of this contract by vendor or an agreement or determination to rescind same, nor shall such sale entitle vendee to recover from vendor any payment made by virtue of this contract or any part thereof. It is agreed this contract is personal in its nature and any interest the vendee may have hereunder or by virtue hereof shall not be assignable without having first obtained the written consent of vendor, and any such assignment shall be void.

It is agreed this contract shall not be acknowledged before any officer authorized to take acknowledgements on behalf of the State of Indiana.

Witness the hands and seals of said parties, in duplicate, this 20th day of May 1969
Gordon D. Brittain (Seal.) Rudolph T. Johnson (Seal.)
Virginia D. Brittain (Seal.) Anna E. Johnson (Seal.)