28484

RETURN TO: FRED M. BLAIR - 7332 HOHMAN AVE. HAMMOND, INDIANA 46324

28484

Form 3. Adopted by the Indiana Real Estate Association.

V/B

PROPOSITION
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STOP

August 19 1969

To MARY WAROT
7426 WHITEOAK AVE.
HAMMOND, INDIANA

I hereby agree to purchase the property known as 7426 WHITEOAK AVE, HAMMOND, IND Lot 4, except North 11.8 feet, Block 3 Saxony Park addition to Hammond Ind. (SELLER CERTIFIES that there are no liens, mortgages outstanding, no encumbrances or any bills against herein and have deeded the real estate located in Lake County County, Indiana, at and for the sum of Eleven Thousand Four Hundred Seventy and 24/100 Dollars ($11,470.24) Dollars ~~upon the following terms, viz:~~ Dollars

~~cash, to be paid upon the delivery of a good and sufficient general~~

~~Deed, the remainder of the purchase money to be paid as follows:~~ Seller to furnish Warranty Deed seller to furnish guaranty title policy or title insurance policy seller to furnish death certificate tax (inheritance) official - Kinney Rug carpet (living & bedroom) carpet bathroom drapes (other kept no other) drapes

Possession to be given ~~upon the delivery of the Deed~~ on or before Sept 30. Seller to pay purchaser $100 for month September, 1969

I will assume the taxes

and all assessments and liens for municipal and other improvements, and which improvements are completed after this date.

This proposition is based upon a good merchantable title, to be evidenced by a complete and properly prepared ~~abstract~~ title insurance policy of title certified to date, to be furnished by the owner of the said property within 10 days from date of acceptance of this proposition. I will complete the purchase of said real estate at your ~~office~~ home within - ten - days after an ~~abstract~~ preliminary report showing a good merchantable title is delivered to me or ~~agent~~; it being agreed that reasonable time shall be allowed to correct defects in title, if any.

I hereby deposit with you earnest money in the sum of Five Hundred Dollars, to be applied as part of the purchase price of said real estate at the time of delivery of deed. (Check #2260 — drawn on Mercantile Nat'l Bank of Hammond, Ind)

This proposition shall be treated as made to the owner of said property, and shall remain open for acceptance for a period of - one - days from this date, and if accepted, the above amount is to apply as part of purchase price, ~~and if refused same is to be refunded.~~ If offer is accepted and I fail to complete the purchase of the real estate herein mentioned as provided herein, the amount of Five Hundred ($500.00) Dollars will be forfeited to ~~your agency~~. you.

Fred M. Blair
FRED M. BLAIR

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

AUG 20 1 13 PM '69

ANDREW J. MICHENKO
RECORDER

I hereby accept the above proposition this 19th day of AUGUST 1969 and agree, promise and bind myself to fully comply with the same according to the terms and conditions thereof.

Mary Warot
MARY WAROT

THIS INSTRUMENT PREPARED BY: FRED M. BLAIR