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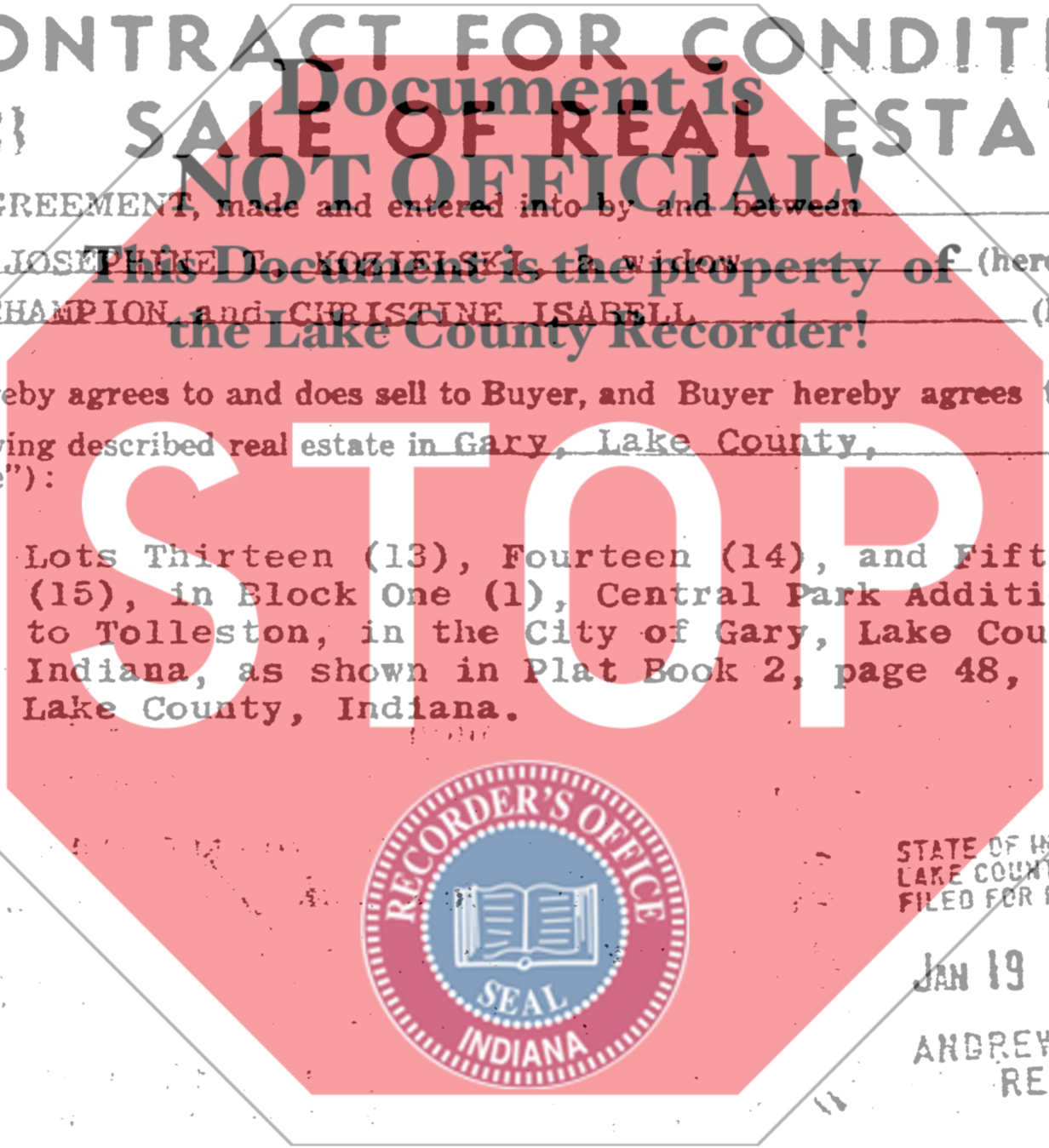
CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into by and between

JOSEPHINE L. KOZIELSKA, a widow (hereinafter called "Seller"), and CARL M. CHAMPION, and CHRISTINE ISABELL (hereinafter called "Buyer"),

WITNESSETH: Seller hereby agrees to and does sell to Buyer, and Buyer hereby agrees to and does purchase from Seller, the following described real estate in Gary, Lake County, Indiana, (hereinafter called "the Real Estate"):

Lots Thirteen (13), Fourteen (14), and Fifteen (15), in Block One (1), Central Park Addition to Tolleston, in the City of Gary, Lake County, Indiana, as shown in Plat Book 2, page 48, in Lake County, Indiana.



STATE OF INDIANA, S. 10
LAKE COUNTY
FILED FOR RECORD
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ANDREW J. MICHENKO
RECORDER

upon the following covenants, terms and conditions:

The Purchase Price and Manner of Payment

1. The Purchase Price. As the purchase price for the Real Estate, Buyer agrees to pay to Seller and Seller agrees to accept from Buyer the sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS without relief from valuation or appraisal laws, and with attorney's fees.

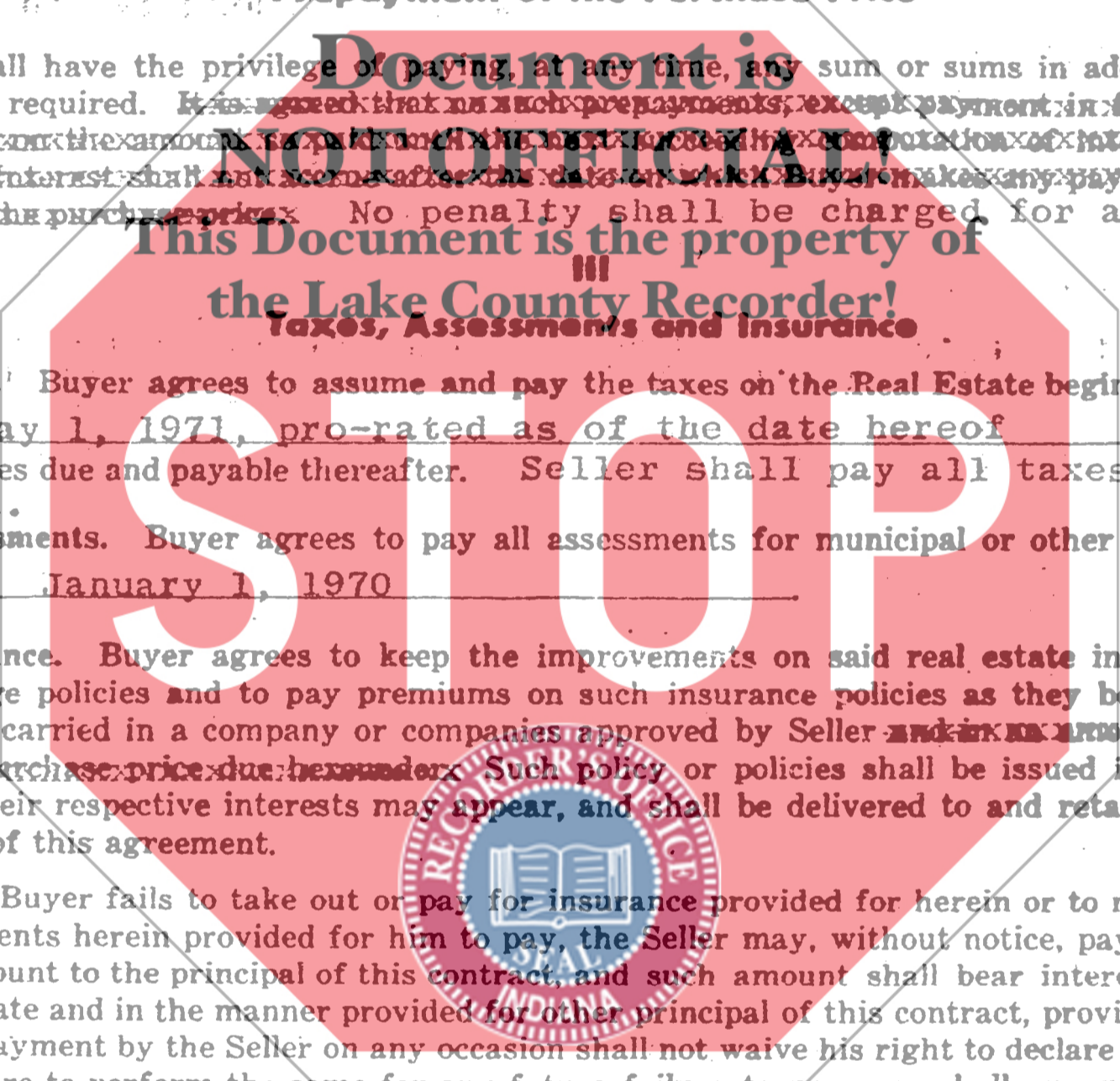
2. The Manner of Payment. The purchase price shall be paid in the following manner:
- (a) ~~The sum of \$20,000.00 was paid by Buyer to Seller on the date of the execution of this instrument, and the receipt of such sum is hereby acknowledged by Seller.~~
 - (b) The sum of Two Hundred Fifty (\$250.00) Dollars on the 16 day of March, 1970 and the sum of \$250.00 thereafter shall be paid on the 16 day of each calendar month hereafter, until the remainder of said purchase price, with interest as herein provided, has been paid in full.
 - (c) The unpaid balance of the purchase price shall bear interest at the rate of 7 per annum, such interest to be computed monthly, ~~in arrears~~ commencing from 16 day of March, 1970, upon the principal sum unpaid at the beginning of such period. The amount of interest so found due shall be deducted from the amount of aggregate payments made during the preceding period and the balance of the aggregate of such payments shall be credited against the principal due.
 - (d) All payments due hereunder shall be made to First Federal Savings and Loan Association, 545 Broadway, Gary, or at such other place as Seller shall designate in writing.

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II

Prepayment of the Purchase Price

Buyer shall have the privilege of paying, at any time, any sum or sums in addition to the monthly payments herein required. ~~It is agreed that no such prepayments, except payment in full, shall stop the acc-~~
~~cumulation of interest on the amount of any such prepayments, and the computation of interest after such pay-~~
~~ment is made. Interest shall not accrue after the date on which Buyer makes any payment that constitutes~~
~~full payment of the purchase price.~~ No penalty shall be charged for any such prepay-
ments.



1. **Taxes.** Buyer agrees to assume and pay the taxes on the Real Estate beginning with the install-
ment payable May 1, 1971, pro-rated as of the date hereof _____ and all in-
stallments of taxes due and payable thereafter. Seller shall pay all taxes payable to
May 1, 1971.
2. **Assessments.** Buyer agrees to pay all assessments for municipal or other public improvements
completed after January 1, 1970
3. **Insurance.** Buyer agrees to keep the improvements on said real estate insured under fire and
extended coverage policies and to pay premiums on such insurance policies as they become due. Such in-
surance shall be carried in a company or companies approved by Seller ~~and in an amount not less than the~~
~~balance of the purchase price due hereunder.~~ Such policy or policies shall be issued in the name of Seller
and Buyer, as their respective interests may appear, and shall be delivered to and retained by Seller during
the continuance of this agreement.
4. If the Buyer fails to take out or pay for insurance provided for herein or to make any payment of
taxes or assessments herein provided for him to pay, the Seller may, without notice, pay the same when due
and add such amount to the principal of this contract, and such amount shall bear interest from the date of
payment at the rate and in the manner provided for other principal of this contract, provided that the exercise
of this right of payment by the Seller on any occasion shall not waive his right to declare a termination of this
contract for failure to perform the same for any future failure to pay, nor shall any payment or payments
thus made by Seller constitute an estoppel to declare a forfeiture of this contract for a subsequent failure to
pay any other payment required of Buyer to be paid.

IV

Possession of the storeroom premises

Seller shall deliver to Buyer full and complete possession of the Real Estate on January,
1970, and of the remainder on or before sixty (60) days thereafter.
~~After _____ days from date hereof~~ Thereafter Seller shall pay to Buyer \$10.00 per day for each day Seller
withholds possession of said premises from Buyer. Such payment, however, shall not serve to extend the
date upon which possession must be delivered to Buyer. Buyer's right of possession shall continue so long
as Buyer complies with all the terms and conditions of this agreement and perform all the covenants made
by him in this agreement. All utilities shall be paid by Seller to the date possession is given.

V

Evidence of Title

The Seller has furnished ~~will furnish~~ Buyer with evidence of merchantable title to the Real
Estate as of the date hereof _____ which evidence
(warranty deed) (date of continuation)
of title, if furnished herewith, it is agreed shows a merchantable title to the Real Estate of Seller as of the
date hereof except, as to the following none

Any further title evidence shall be at the expense of the Buyer,
provided, however, that the cost of additional title evidence necessitated by the acts or omissions of the
Seller is to be borne by the Seller.

And the Seller covenants and agrees with the Buyer that upon the payment of the money and in-
terest at the time and in the manner heretofore specified, and the prompt and full performance by the
Buyer of all his covenants and agreements herein made, that he, the Seller, will convey or cause to be con-
veyed to the Buyer, by Warranty Deed, the above described real estate subject to all taxes and special as-
sessments and to all the other conditions herein provided.

VI

Seller's Right to Mortgage the Real Estate

Seller shall have the right to obtain, without Buyer's consent, a loan secured by mortgage on the Real
Estate, and the right to renew any such mortgage loan. Seller agrees, however, that the balance due in re-
spect of any such mortgage loan shall never exceed the unpaid balance of the purchase price due hereunder.
If Seller encumbers the Real Estate by a mortgage, Buyer shall have the right to make any omitted payment
or payments and to deduct the amount thereof from the next payment or payments due under this contract.
Seller agrees, however, that he will pay any such mortgage loan when due or at such time as Buyer pays in
full the unpaid purchase price hereunder.

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VII

Assignment of Contract

The Buyer may not sell or assign this contract, the Buyer's interest therein, or the Buyer's interest in the Real Estate, without the written consent of the Seller, provided, however, any consent herein required shall not be unreasonably withheld, and provided that no assignment hereof shall operate to relieve either party from liability hereon.

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VIII Use of the Real Estate by Buyer's, Seller's Right to Inspection and Buyer's Responsibility for Injuries

1. Use. The Real Estate may be rented, leased, or occupied by persons other than the Buyer. Buyer may make alterations, changes and make additional improvements (any kind) (without) the written consent of the Seller having first been obtained. Buyer shall use the Real Estate and the improvements thereon carefully, and shall keep the same in good repair at his expense. No clause in this contract shall be interpreted so as to create or allow any mechanics, labor, materialmen, or other creditors of the Buyer or of an assignee of the Buyer to obtain a lien or attachment against the Seller's interest herein. Buyer shall not commit waste on the Real Estate. In his occupancy of the Real Estate the Buyer shall comply with all laws, ordinances, and regulations of the United States of America, the State of Indiana, the County of Lake and the City of Gary. In the event of the Buyer's breach of this covenant and a re-entry by Seller, the Buyer shall deliver the Real Estate and the improvements thereon to Seller in as good condition as they are now, ordinary wear and tear, acts of God and public authorities excepted. Buyer shall be entitled to use vacant portion of real estate for customer parking purposes and to move fence presently located thereon.

2. Seller's Right of Inspection. Seller shall have the right to enter and inspect the Real Estate and the improvements thereon at any reasonable time.

3. Buyer's Responsibility for Accidents. As a part of the consideration hereof, Buyer assumes all risk and responsibility for accident or damage to person or property arising from the use of or in or about the Real Estate and the improvements thereon.

BUYERS TO CARRY PUBLIC LIABILITY INSURANCE IN AMOUNT OF \$5,000 / \$100,000 DOLLARS

Seller's Remedies on Buyer's Default

Time Shall Be of the Essence of This Agreement.

In case of failure of the Buyer to make any of the payments as they become due, or any part thereof, or perform any of Buyer's covenants, this contract shall, at the option of the Seller, be forfeited and terminated and all payments theretofore made shall be retained by the Seller as rent for the use of said premises, and Seller shall have the right to re-enter and take possession of the premises aforesaid and, in addition, may recover any loss or damage which the Seller may sustain by reason of any default, or the Seller may sue and recover all of said purchase money which, at the option of the Seller, shall become immediately due and payable. All sums payable hereunder are payable with attorney fees, without relief from valuation or appraisal laws. The failure or omission of the Seller to enforce his rights upon any breach of any of the terms or conditions of this agreement shall not bar or abridge his rights upon any subsequent default.

Before the Seller shall take any legal action to cancel this contract, he shall first serve on the Buyer written notice of the default complained of and the Buyer shall have thirty (30) days from the posting or service of said notice to correct said default, provided, however sixty (60) days notice shall be required for the Buyer's default in payment of any monies agreed to be paid by the buyer herein.

Buyer agrees to pay the reasonable expense of preparation and delivery of any notice of default, including attorney fees if incurred.

X

General Agreements of Parties

All covenants hereof shall extend to and be obligatory on the heirs, personal representatives, successors and assigns of the parties. When applicable, the singular shall apply to the plural and the masculine to the feminine or the neuter. Any notices to be given hereunder shall be deemed sufficiently given when (1) served on the person to be notified, or (2) placed in an envelope directed to the person to be notified at his last known address and deposited in a United States Post Office mail box postage prepaid.

XI

Additional Covenants

i. The amount of insurance on the improvements to be carried by the Buyer shall not be less than the unpaid balance of the purchase price at any time during the term of this contract and Buyer shall not be required to carry any more insurance than a standard insurance company shall be willing to carry thereon.

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In WITNESS WHEREOF, the Seller and Buyer have executed this instrument in duplicate on this 16 day of JANUARY, 19 69.

Document is NOT OFFICIAL!

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Josephine T. Kozielski
Josephine T. Kozielski
SELLER.

Carl M. Champion
Carl M. Champion
Christine Isabell
Christine Isabell
BUYER.

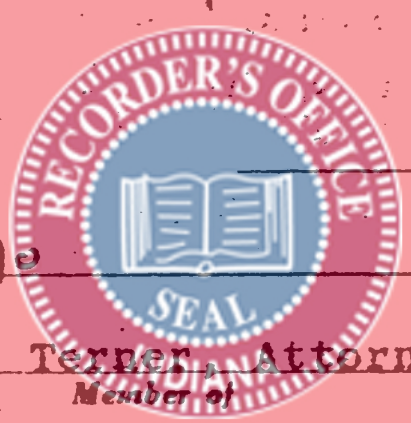
STATE OF INDIANA
COUNTY OF

SS:

Before me, a Notary Public in and for said County and State, on this January 16, 1970 personally appeared Josephine Kozielski and also appeared Carl M. Champion and Christine Isabell and each acknowledged the execution of the above and foregoing Contract for Conditional Sale of Real Estate to be his and her voluntary act and deed.

WITNESSES my hand and Notarial Seal.

My commission expires Sept 7, 1970



Samuel M. Terner
Notary Public
SAMUEL M. TERNER

This instrument was prepared by Samuel M. Terner, Attorney, 504 Broadway, Gary, Ind.
Member of Indiana Bar Association

MAIL TO:

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CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

This is a Contract for the sale of real estate herein described. This Contract in itself is not guaranty of merchantability of the title to the real estate. See your lawyer for an examination of this contract and supporting title evidence as provided in the contract, before you accept this contract.

FORM APPROVED BY INDIANA STATE BAR ASSOCIATION

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