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Lucas, Clifford & Wildermuth  
115 W. 5th Ave., Gary, Ind. 46402

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Attn: Wm. F. Kane, Jr.

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# CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into by and between LAWRENCE FUSKAS and EDNA L. FUSKAS, husband and wife (hereinafter called "Seller"), and ENRIQUE S. AYALA and DOLORES AYALA, husband and wife (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 Lake Indiana, (hereinafter called "the Real Estate"):

Lots Six (6) and Seven (7), in Block Seven (7), a re-subdivision of Blocks Three (3), Seven (7) and Eight (8), in Indian Hills Addition to Gary, Lake County, Indiana.



STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

FEB 24 9 40 AM '70

ANDREW J. NIGENRO  
RECORDER

upon the following covenants, terms and conditions:

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### 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 FOURTEEN THOUSAND FIVE HUNDRED DOLLARS (\$14,500.00)

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 ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) was paid by Buyer to Seller at the time of the execution and delivery of this instrument, and the receipt of such sum is hereby acknowledged by Seller.

(b) The sum of ONE HUNDRED AND 75/100 DOLLARS (\$100.75) shall be paid on the 1st day of each calendar month hereafter, until the remainder of said purchase price, with interest as herein provided, has been paid in full. First payment due on April 1, 1970.

(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 advance, on thereafter 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 & LOAN ASSOCIATION OF EAST GARY, EAST GARY, INDIANA or at such other place as Seller shall designate in writing.









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In WITNESS WHEREOF, the Seller and Buyer have executed this instrument in duplicate on this 20th day of FEBRUARY, 1970.

**Document is NOT OFFICIAL!**

This Document is the property of the Lake County Recorder!

**STOP**

SS: \_\_\_\_\_

STATE OF INDIANA  
COUNTY OF \_\_\_\_\_

Before me, a Notary Public in and for said County and State, on this 20th day of FEBRUARY, 1970, personally appeared Lawrence Puskas and Edna L. Puskas, husband and wife, and also appeared Enrique S. Ayala and Dorothy Ayala, husband and wife, 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.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
Notary Public William F. Kane, Jr.

My commission expires: FEB 20, 1973

This instrument was prepared by Attorney Wm. F. Kane, Jr., 115 W. 5th Ave., Gary, Indiana 46402  
Member of Gary and Indiana Bar Association

CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

To

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

*Handwritten initials and signature*