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Matthew P. Dogan, Atty.
626 W. Ridge Rd.
Gary, Ind. 46408

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the Lake County Recorder!**

This Agreement, made this 13th day of March, 1970, by

and between GEORGE PLESHA and FLORENCE PLESHA, husband and
wife, hereinafter called the Purchaser, and CHARLES Y. CROWNOVER,
hereinafter called the Contractor,

WITNESSETH:

The Contractor herein and hereby agrees with said Purchasers
that he will erect a Ranch Home according to the plan agreed upon,
attached hereto. It is understood and agreed by the parties that the
Purchasers have been shown a model home built by the contractor, and
said Contractor represents that all materials and workmanship not
specifically provided for in this agreement shall be comparable to said
materials and workmanship as provided in the model home. This home
will be constructed in accordance with the general conditions and terms
as hereinafter set forth in a good and workmanlike manner on the following
described property, to-wit:

Lot 103 The Meadows First Addition, Unit 7, to the Town
of Highland, as marked and laid down on the recorded
plat thereof in the Office of the Recorder of Lake County,
Indiana.

Construction shall begin with the signing of this agreement and
proceed expeditiously to complete construction on or before July 1.

It is further agreed that the Contractor shall apply for all necessary
permits at his expense. Contractor shall also provide necessary surveying
of said property and also establish the grade and location of the building
on the property in conformance with county and subdivision requirements.

Contractor shall furnish all utilities required for the construction
and protection of the premises during the construction and until turned
over to the Purchasers.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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Further, Contractor shall be fully responsible for the building during construction and shall keep and maintain a Builders risk coverage insurance on the building.

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The parties may without invalidating this contract, by written order only, order extra work or make changes by alterations, additions to or deductions from the work. Such agreement shall describe the change and specifically state the value of the change. No extra charges are to be made without such a written agreement.

The Purchasers agree to pay to the Contractor the sum of Twenty-five Thousand Nine Hundred Ninety and no/100 (\$25,990.00) Dollars, payable as follows:



(a) The sum of One Thousand (\$1,000.00) Dollars with the signing of this agreement.

(b) The sum of Five Thousand Nine Hundred Ninety (\$5,990.00) Dollars when the house is under roof and covered with roofing.

(c) The balance of Nineteen Thousand (\$19,000.00) Dollars when the house is completed and possession turned over to the Purchasers.

Prior to completion and closing of this transaction, contractor shall furnish a title policy in the total amount of this contract showing title free and clear of any and all encumbrances, except easements, restrictions, and zoning laws of record. Taxes for the year 1970 payable 1971, shall be prorated to the date of closing. Conveyance shall be by Warranty Deed.

IT IS AGREED BY THE PARTIES THAT THIS IS A NO LIEN CONTRACT WHEREIN NO LIENS MAY BE VALIDLY FILED ON THE PROPERTY DURING OR AFTER CONSTRUCTION.

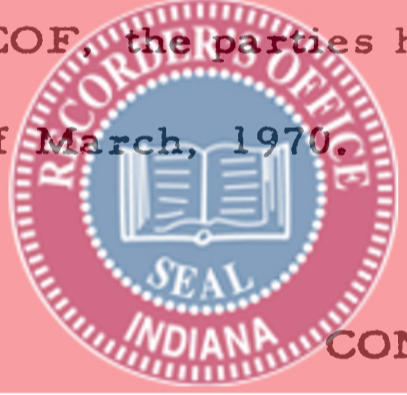
Upon receipt of each payment, contractor shall furnish his Partial Lien Waiver to the Purchasers, and upon completion shall furnish

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Purchasers with a Final Lien Waiver, and Contractor's Affidavit stating that all sub-contractor materialmen have been fully paid. Contractor further agrees that for a period of one year he will service and adjust the equipment and construction to the extent that such service and adjustment is necessary to comply with workmanlike construction. It is further agreed that the attached schedule of construction specifications are a part of this contract and are binding upon the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 13th day of March, 1970.



PURCHASERS:
George Plesha
George Plesha

Florence Plesha
Florence Plesha

CONTRACTOR:
Charles Y. Crownover
Charles Y. Crownover

State of Indiana, County of Lake) SS

Acknowledged before me, this 13th of March, 1970.

Dolores M. Geffert, Notary Public
Comm. Expires 4-11-70
Dolores M. Geffert, Notary Public

This instrument prepared by MATTHEW P. DOGAN, ATTORNEY.

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SPECIFICATIONS

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The contractor and the Purchaser agree that the following described
the Lake County Recorder:

items shall be considered specifications for construction hereinbefore described. The constructor shall furnish all the material required and perform all work necessary to incorporate the following items in the construction of the completed building ready for residential use:

- Exterior of building shall be completed with aluminum siding with backing, aluminum eaves, gutters and down spouts
- Steel exterior doors, birch interior doors
- Birch Veneer on front only (allowance-\$80.00 per 1000 brick)
- Copper and Cast Iron plumbing
- Vinyl Tile on floors in kitchen and bathroom (allowance-\$4.50 per yd.)
- Carpeting on floors in 2 bedrooms, living room, and dining room (allowance-\$7.00 per yard)
- Light Fixtures (allowance-\$50.00)
- Kitchen cabinets, vanity in bathroom, all counter tops and hood in kitchen (allowance-\$950.00 for materials)
- Triple track storm windows and screens for all windows (no storm doors)
- Central air-conditioning to air-condition 1st floor living area
- Ceramic Tile in bath area, wall only
- 40 gallon hot water heater
- Entire yard in black dirt graded rough, need to be raked
- 4 heat ducts in downstairs area
- Oak floor in 1 bedroom

\$55.00 Allowance For Paneling

APPROVED AND ACCEPTED:

George Plesha
George Plesha

Charles Y. Crownover
Charles Y. Crownover

Florence Plesha
Florence Plesha