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#415270

PIONEER REAL ESTATE TITLE INS. CO.

Return to: Gilbert F. Blackman
c/o Friedrich, Bomberger,
Tweedle & O'Connor
5217 Hohman Ave, Hmd., Ind.

79799

CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

THIS AGREEMENT MADE AND ENTERED INTO, this 17th day of September, 1970, by and between ROSENBAUM COAL AND MATERIAL COMPANY, INC., an Indiana corporation, with principal offices in Lake County, Indiana, as party of the first part, hereinafter called the "Seller", and ERNEST D. De HART and LOVIE D. De HART, husband and wife; MERRILL C. TIFFT; and ARTHUR D. GERMANN and MARILYN I. GERMANN, husband and wife, of Lake County, Indiana, as parties of the second part, hereinafter called the "Buyers",

WITNESSETH the Lake County Recorder!

1. The sole purpose of this contract document is to put all persons on notice that there is a separate binding contract in existence concerning the real estate described herein.

2. THAT WHEREAS, if said Buyers shall make the payments and perform the covenants hereinafter mentioned on their parts to be made and performed, the said Seller hereby covenants and agrees to convey to said Buyers, in fee simple, the full and entire undivided interest to the real estate and the improvements described below, by a good and sufficient Warranty Deed, on the date that the last payment due hereunder is paid, free and clear of all encumbrances, except for taxes for the year 1970, payable in 1971, as pro-rated, and thereafter, and except for liens and encumbrances attaching to said premises which are not due to the acts of said Seller, and subject to all easements, building lines, restrictions, zoning laws and ordinances, railroad rights of way and spur tracks, legal highways and alleys upon or across said premises, if any.

3. Description of Property: The real estate and improvements located thereon, covered by this agreement, is described as follows, to-wit:

That part of Government Lot #2 located in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 36 North, Range 10 West of the 2nd principal meridian; in the City of Hammond, Lake County, State of Indiana, described as follows: Beginning at a point on the North line thereof, which is the Northwest corner of tract of land platted as Camp's Addition to the City of Hammond, said point being 327 feet, more or less, East of the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 13; thence South along the West line of said Camp's Addition 610 feet; thence West 100 feet; thence North 610 feet; thence East 100 feet to the point of beginning, said parcel also being known as No. 418 - 173rd Street, Hammond, Indiana.

This contract includes the sale of all tanks, motors, buildings and structures, except one (1) 1000 gallon tank, which is to be removed by Seller.

4. Purchase Price and Other Terms. The purchase price and all other terms of this agreement are contained in a separate written agreement between the parties, which said agreement is dated September 17, 1970, all of which said terms and provisions are incorporated herein as if fully written.

ROSENBAUM COAL AND MATERIAL COMPANY, INC.
an Indiana Corporation

ATTEST:

By: Rita Martinelli
Rita Martinelli, Its President

Mary G. Plain
Mary G. Plain, Its Secretary

"SELLER"

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Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

STOP

Ernest D. De Hart (SEAL)
Ernest D. De Hart

Lovie D. De Hart (SEAL)
Lovie D. De Hart

Merrill C. Tiff (SEAL)
Merrill C. Tiff

Arthur D. Germann (SEAL)
Arthur D. Germann

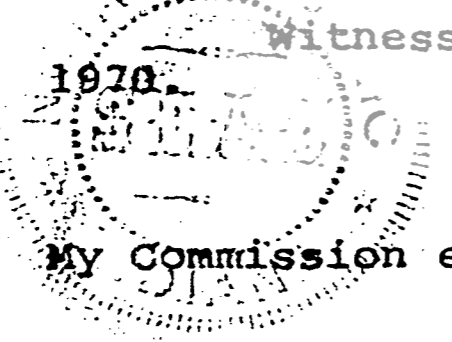
Marilyn L. Germann (SEAL)
Marilyn L. Germann

"BUYERS"

STATE OF INDIANA)
COUNTY OF LAKE) SS:

Personally appeared before me, a Notary Public, in and for said State and County, the said Rita Martinelli and Mary G. Plain, known to me to be said persons, who, being first duly sworn, stated that they are the President and Secretary, respectively, of Rosenbaum Coal and Material Company, Inc., an Indiana corporation, and that they were duly authorized to execute said contract for and on behalf of said corporation.

Witness my hand and Notarial Seal this 22 day of October, 1970.



Floyd V. Van Horn
Floyd V. Van Horn Notary Public

My Commission expires: 4/11/73

STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, a Notary Public in and for said County and State, on this 5 day of November, 1970, personally appeared Ernest D. De Hart and Lovie D. De Hart, 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.



Gilbert F. Blackman
Gilbert F. Black- Notary Public
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My Commission expires: 2-13-72

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
Nov 17 9 55 AM '70
ANDREW J. HIGENKO
RECORDER

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STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, a Notary Public in and for said County and State on this 5 day of November, 1970, personally appeared Merrill C. Tift and acknowledged the execution of the above and foregoing Contract to be his voluntary act and deed.

Witness my hand and Notarial Seal.

Gilbert F. Blackmun
Gilbert F. Blackmun, Notary Public

My Commission expires:

2-13-72

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

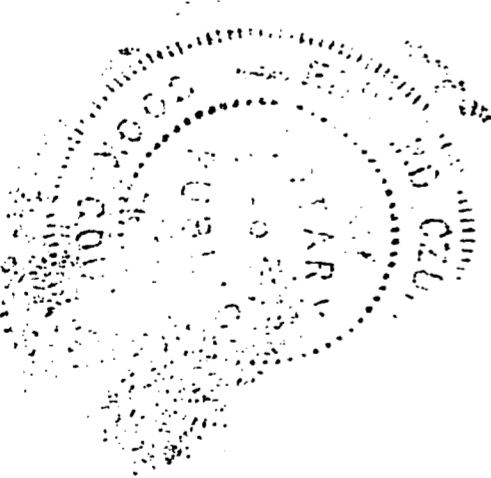
Before me, a Notary Public in and for said County and State, on this 29 day of October, 1970, personally appeared Arthur D. Germann and Marilyn L. Germann, husband and wife, and each acknowledged the execution of the above and foregoing Contract to be his and her voluntary act and deed.

Witness my hand and notarial seal.

Edward Czupryn
Edward Czupryn Notary Public

My commission expires:

My Commission Expires August 23, 1971



This instrument prepared by Gilbert F. Blackmun, Attorney at Law,
5217 Hohman Avenue, Hammond, Indiana