

583249

Record & Return: Beacon Realty
2813 Jewett
Highland, Indiana 46322

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

583249

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THIS CONTRACT is the property of and entered into by DAVEY L. SHUTTS, Executor of the Estate of BESSIE SHUTTS, Deceased (herein "SELLER"), and EDWARD D. ISENBERG and TERRY R. MEYER (herein "BUYERS").

WITNESSETH:

1. PROPERTY SOLD

SELLER hereby agrees to and does sell to BUYERS, and BUYERS hereby agree to and do purchase from SELLER, the following described real estate:

Lot 8, Block 13, Turner-Meyn Park,
as shown in Plat Book 19, page 12,
in Lake County, Indiana.

2. PURCHASE PRICE

As the purchase price for the real estate, BUYERS agree to pay to SELLER and SELLER agrees to accept from BUYERS the sum of TWENTY-FIVE THOUSAND and NO/100 DOLLARS (\$25,000.00).

3. MANNER OF PAYMENT

The purchase price shall be paid as follows:

(a) The sum of EIGHT THOUSAND and NO/100 DOLLARS (\$8,000.00) at the time of the execution and delivery of this Contract, and the receipt of said sum is hereby acknowledged by said SELLER.

(b) The sum of SEVENTEEN THOUSAND and NO/100 DOLLARS (\$17,000.00) on or before ~~October~~ November 1, 1980, at which time the closing shall take place and the SELLER shall execute and deliver his deed conveying the said real estate to the BUYERS free and clear of encumbrances except the taxes for the year 1980.

4. TAXES

Taxes for the year 1979 shall be paid by the SELLER and taxes for the year 1980, payable in 1981, shall be prorated to the date of the delivery of the deed, May 1, 1980.

5. EVIDENCE OF TITLE

SELLER shall furnish BUYERS at least twenty (20) days before the delivery of the deed as aforesaid a Commitment For Title Insurance issued by Chicago Title Insurance Company showing good and merchantable title in the SELLER.

Within fifteen (15) days after closing, SELLER shall furnish the BUYERS an Owners Title Insurance Policy in the

STATE OF INDIANA, S. NO
LAKE COUNTY
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RECORDER

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usual form for the full amount of the purchase price.

6. POSSESSION

Possession shall be delivered to the BUYERS on the date of closing of this contract.

7. SURVEY

SELLER shall furnish BUYERS with a satisfactory Survey of the real estate at his expense.

8. DEFAULT

If BUYERS default on this Contract, the earnest money is, at the option of the SELLER, to be forfeited as liquidated damages.

9. BINDING EFFECT

This Contract shall be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties herein have signed this Contract on April 25, 1980.

Davey L. Shutts
Davey L. Shutts, Executor of the Estate of Bessie Shutts, Deceased.

Edward D. Isenberg
Edward D. Isenberg

Terry R. Meyer
Terry R. Meyer

"SELLER"

"BUYERS"

STATE OF INDIANA)
)
LAKE COUNTY)

Before me, a Notary Public in and for said County and State, on April 25, 1980, personally appeared DAVEY L. SHUTTS, Executor of the Estate of BESSIE SHUTTS, Deceased, and also appeared EDWARD D. ISENBERG and TERRY R. MEYER, and each acknowledged the execution of the above and foregoing Contract to be his voluntary act and deed.

WITNESS my hand and Notarial Seal.

A. A. Bochnowski
A. A. Bochnowski - Notary Public.
Resident of Lake County.

My Commission Expires: May 1, 1980.

Prepared By: A. A. Bochnowski, Attorney
1644 - 45th Avenue
Munster, Indiana 46321

