

594138

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THIS CONTRACT, made this 12<sup>th</sup> day of August, 1980,

between LUCIUS Q. LAMARR  
1624 Monroe Street, Gary, Indiana 46407

hereinafter referred to as "Seller", whose address is  
1624 Monroe Street  
Gary, Indiana 46407

and  
Myrtle Glover

hereinafter referred to as "Purchaser", whose address is  
3320 W. 20th Avenue  
Gary, Indiana 46404

WITNESSETH:  
Seller Agrees

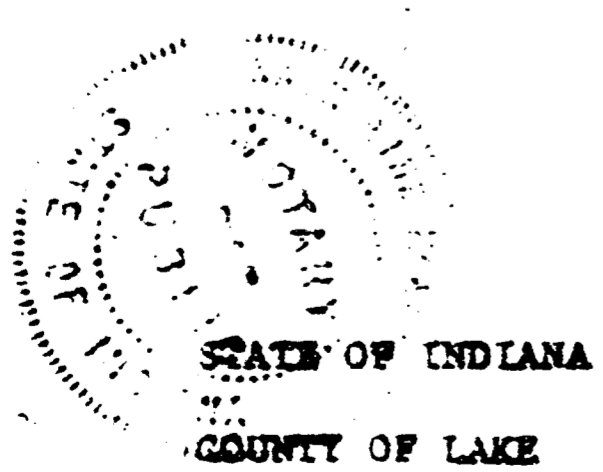
To sell and convey to Purchaser land in the 26th of  
Block of Madison Street County of Lake, Indiana, consisting of  
Gary 2nd Oak Park Addition L78L65

STATE OF INDIANA  
COUNTY OF LAKE  
RECORDED  
AUG 12 9 18 AM '80  
WILLIAM HILLSKI JR  
RECORDER

, hereinafter referred to as "the  
land", together with all tenements, hereditaments, improvements, and  
appurtenances, including any lighting or plumbing fixtures, shades,  
Venetian blinds, curtain rods, storm windows, storm doors, screens,  
awnings, and

now on the land, subject to any applicable building and restrictions  
and to any easements affecting the land.

That the full consideration for the sale of the land to Purchaser is:  
(\$ 750.00 ) \$500 Down  
250 plus 7% interest  
\$750.00



Lucius Q. Lamarr  
Lucius Q. Lamarr  
Myrtle Glover  
Myrtle Glover

Subscribed and sworn to before me this 11th day of August 1980.  
My Commission Expires June 20, 1983  
Katherine Morris Notary Public

Prepared by Barbara Bubb

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**Acceptance  
of Title  
and  
Premises**

That he has examined a title insurance policy/commitment dated an abstract of title certified to covering the land, and is satisfied with the marketability of title shown thereby. Delivery of such title policy or abstract, or an owner's title policy issued pursuant to such commitment, to Purchaser shall constitute fulfillment of Seller's agreement to furnish title evidence herein contained.

**Encumbrances  
on Seller's  
Title**

That he has examined the land and is satisfied with the physical condition of any structure thereon, and hereby waives any and all claims on account of any encroachments on the land or on any premises adjacent thereto.

**Disposition  
of Insurance  
Proceeds**

That if the title of Seller is evidenced by land contract or now or hereafter encumbered by mortgage, Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to Purchaser on demand. On Seller's default Purchaser may pay the same, which payments shall be credited on the sums matured or first maturing hereon with interest at seven per cent (7%) per annum on payments so made. If proceedings are commenced to recover possession of the land or to enforce the payment of such contract or mortgage, because of Seller's default, Purchaser may at any time thereafter while such proceedings are pending encumber the land by mortgage securing such sums as can be obtained upon such terms as may be required and with the proceeds pay and discharge such mortgage or purchase money lien, and any mortgage so given shall be a first lien upon the land superior to the rights of Seller therein. Thereafter Purchaser shall pay the principal and interest on such mortgage so given as they mature, which payments shall be credited on the sums matured or first maturing hereon. When the amount owing hereon is reduced to that owing upon such contract or mortgage or upon any mortgage executed under either of the powers contained in this contract, a conveyance shall be made in the form above provided with a covenant by the grantee to assume and pay the same.

**Possession**

That during the existence of this contract, any proceeds received from a hazard insurance policy covering the land shall first be used to repair the damage and restore the property, with the balance of such proceeds, if any, being distributed to Seller and Purchaser, as their interests may appear.

That Purchaser shall have the right to possession of the land from and after the date hereof, unless otherwise herein provided, and be entitled to retain possession thereof only so long as there is no default on his part in carrying out the terms and conditions hereof. If the land is vacant or unimproved, Purchaser shall be deemed to be in constructive possession only, which possessory right shall cease and terminate after service of a notice of forfeiture of this contract. Erection of signs by Purchaser on vacant or unimproved property shall not constitute actual possession by him.