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INU 270856

# CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

CHICAGO TITLE INSURANCE COMPANY INDIANA DIVISION

672451

THIS CONTRACT, made and entered into by and between JOSEPH CAESAR and NORA /Belle CAESAR, husband and wife, (hereinafter called "Seller") and

DONALD L. LAUDIG (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 (including any improvement or improvements now or hereafter

located on it) in Cedar Lake, Lake County, Indiana, (such real estate, including improvements, being hereinafter called the "Real Estate"):

Legal description to be inserted at a later date;

Lots 1 and 2, Pon and Co's Schubert Lake Acres, as shown in Plat Book 25, page 41, in Lake County, Indiana.

JUN 27 10 07 AM '82 WILLIAM DIEBLSKI JR RECORDER

Commonly known as 9537 - 127th, Cedar Lake, Lake County, Indiana.

46303

upon the following covenants, terms and conditions:

## I 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 Twenty-two Thousand and 00/100 Dollars (\$ 22,000.00 ).

2. **The Manner of Payment.** The purchase price shall be paid in the following manner:

(a) The sum of Two Thousand and 00/100 Dollars (\$ 2,000.00 )

was paid by Buyer to Seller at the time of the execution and delivery of this contract, and the receipt of such sum is hereby acknowledged by Seller.

(b) The sum of One Hundred, Ninety-Six and 03/100 Dollars (\$ 196.03 )

shall be paid monthly, beginning July 5 N.B.C. J.C. W.P. 19 82, and on the same date of each month thereafter, until the remainder of the purchase price, with interest as herein provided, has been paid in full. **Subject to the Additional Covenants which are attached hereto and made a part hereof as Exhibit "A".**

(c) The unpaid balance of the purchase price shall bear interest at the rate of 11% per annum, such interest to be computed annually, in advance, on July 1st of each year 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 succeeding period and the balance of the aggregate of such payments shall be credited against the principal.

(d) All payments due hereunder shall be made to Rt. 3, Box 458, N. Wetumpka Alabama, 36092 or at such other place as Seller shall designate in writing.

## II

### Prepayment of the Purchase Price

Buyer shall have the privilege of paying without penalty, at any time, any sum or sums in addition to the payments herein required. It is agreed that no such prepayments, except payment in full, shall stop the accrual of interest on the amount so paid until the next succeeding computation of interest after such payment is made. Interest shall not accrue after the date on which Buyer makes any payment that constitutes full payment of the purchase price. **All prepayments shall be applied to the reduction of principal only.** Prepayments shall be no less than \$ 500.00

N.B.C. J.C. W.P.

Handwritten initials and date









The failure or omission of Seller to enforce any of his right or remedies upon any breach of any of the covenants, terms or conditions of this contract shall not bar or abridge any of his rights or remedies upon any subsequent default.

Before Seller shall pursue any of his rights or remedies under this Article IX, he shall first give Buyer written notice of the default complained of and Buyer shall have ~~thirty (30)~~ <sup>thirty (30) NDC PP</sup> days from the posting of such notice to correct any default; provided, however ~~Thirty (30)~~ <sup>Thirty (30) NDC PP</sup> days' notice shall be required in the case of any default in payment of any monies agreed to be paid by ~~him~~ <sup>him</sup> under this contract.

**X**

**General Agreements of Parties**

All covenants hereof shall extend to and be obligatory on the heirs, personal representatives, successors and assigns of the parties. When applicable, the singular shall apply to the plural and the masculine to the feminine or the neuter. Any notices to be given hereunder shall be deemed sufficiently given when (1) served on the person to be notified, or (2) placed in an envelope directed to the person to be notified at his last known address and deposited in a United States Post Office mail box postage prepaid.

Unless the rate of interest is otherwise specifically stated, interest provided by this contract shall be computed at the rate set forth in paragraph 2 of Article I of this contract or if no rate is there set forth at the rate of ~~11%~~ <sup>11% NDC</sup> per annum.

*J.C. 10P*

**XI**

**Additional Covenants**

See Additional Covenants which are attached hereto and made a part hereof as Exhibit "A".

In WITNESS WHEREOF, the Seller and Buyer have executed this instrument in duplicate on this

18th day of June, 1982.

*Donald L. Laudig*  
DONALD L. LAUDIG BUYER.

*Joseph Caesar*  
JOSEPH CAESAR SELLER.  
*Nora Belle Caesar*  
NORA BELLE CAESAR SELLER.

STATE OF INDIANA  
COUNTY OF LAKE

*Nora Belle Caesar*  
SS:

Before me, a Notary Public in and for said County and State, on this 18th day of June, 1982  
personally appeared Joseph Caesar  
and also appeared Nora Belle Caesar  
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.

*Christine S. Melton*  
Christine S. Notary Public Melton

My commission expires: 1/20/85 Resident of Lake County

STATE OF INDIANA  
COUNTY OF LAKE

SS:

Before me, a Notary Public in and for said County and State, on this 18th day of June, 1982  
personally appeared Donald L. Laudig  
and also appeared \_\_\_\_\_  
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.

*Christine S. Melton*  
Christine S. Notary Public Melton

My commission expires: 1/20/85 Resident of Lake County

This Instrument was prepared by WILLIAM T. ENSLEN, Attorney at Law.  
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