

RETURN TO: RAY STINSON 10702 W. 124TH AVE CEDAR LAKE, IND. 46303

677938 CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this 30th day of

July in the year 1982, by and between Raymond W. Stinson

of the County of Lake

and State of Indiana, party of the first part, and Steven J. Stupar &

Kathy L. Stupar, husband & wife of the County of Lake

and State of Indiana, party of the second part.

WITNESSETH, that the said party of the first part hereby sells to the party of the second part, the following described real estate to-wit:

One bedroom home located at 7126 W. 129th Avenue Cedar Lake, Indiana includes electric range

LEGAL DESCRIPTION:

Lot 33 in Block 1 in Highgrove, a Samuel C. Bartlett Subdivision to Cedar Lake, as per plat thereof, recorded in Plat Book 15 page 21, in the Office of the Recorder of Lake County, Indiana.

situated in the County of Lake in the State of Indiana

for the sum of Twelve thousand-five hundred dollars (\$12,500.00) DOLLARS

The said party of the first part hereby covenants and agrees to convey the said premises above described to the said party of the second part, by a good and sufficient warranty deed, executed by the party of the first part, together with the title of said party of the first part in due form of law, which deed shall be delivered to the said party of the second part upon payment being made as herein provided, on or before the 30th day of August 1992. The said party of the first part also agrees on or before the 30th day of August 1992, to furnish to the party of the second part a complete abstract of title to said premises brought down to that date, certified to by a competent abstractor, showing clear title to the said premises, free and clear of any and all encumbrances save and except none

and allow the said party of the second part a reasonable opportunity to have said abstract examined. The pro-rated taxes of said premises for the year 1982 are to be paid by the said party of the first part. Possession of said premises is to be delivered to the said party of the second part on or before the 1st day of August 1982.

On his part, the said party of the second part agrees to pay the sum of Eleven thousand-five hundred dollars (\$11,500.00) WITH 12% INTEREST DOLLARS in manner following: One thousand dollars (\$1,000.00) Dollars

cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: Monthly payments of \$165.00 to be applied to the principal and interest due to satisfy the balance of this contract (\$11,500.00). Payments are to be mailed so as to reach the office of the first party by the 15th of mo. and the remainder in cash upon the 30 day of August 1982, and on receipt of the deed as herein provided. Second party to re-imburse first party for insurance coverage.

It is mutually agreed by and between the parties hereto, that the covenants and agreements herein contained, shall extend to and be obligatory upon the heirs, executors, administrators, and assigns of the respective parties; that time is of the essence of this contract; and that either party hereto, who shall fail or refuse to comply with the provisions of this contract, on his part to be performed, shall forfeit and pay to the other party the sum of two thousand (\$2,000.00) Dollars, which sum is hereby fixed and agreed upon as the liquidated damages to be sustained by either party from failure or default upon the part of the other.

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals to this agreement, in duplicate the day and year first above written.

WITNESS:

Steven J. Stupar (Seal.)
Kathy L. Stupar (Seal.)
Raymond W. Stinson (Seal.)

STATE OF INDIANA

Lake COUNTY, ss:

Before me, the undersigned, a Notary Public in and for the said County, this 31st day of July 1982, came, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires 10-2-83

This instrument prepared by: Ray Stinson

Joseph P. McCarty Notary Public
LAKE COUNTY OF RESIDENCE

FILED FOR RECORD
AUG 16 2 05 PM '82
WILLIAM BILLS, JR.
RECORDER

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