

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

705087

Articles of Agreement

*5501 Buchanan
Mesa 46410*

Made this 16th day of August, 1981, between
Joseph E. Duffy and Marie E. Duffy, his wife, Seller, and
Michael J. Duffy and Francine J. Duffy, his wife, Purchaser,

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient stamped recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Lake and State of Indiana, to wit:

Lot Eighteen (18), Block Eleven (11), Meadowdale Subdivision, as shown in Plat Book 31, page 52, Lake County, Indiana.

STATE OF INDIANA
LAKE COUNTY
RECORDS & CLERK
APR 20 10 31 AM '83
WILLIAM WILSON JR
RECORDER

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of THIRTY THOUSAND FOUR HUNDRED EIGHTY AND NO/100ths (\$30480.00) Dollars in the manner following:
Two Hundred Ninety and No/100ths Dollars (\$290.00) or more on the 1st day of each month commencing on the 1st day of September, 1981.

with interest at the rate of 8 per centum per annum payable annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 8/16/81. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.

The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED, IN PRESENCE OF
Susan E. Simko Notary Public of
Lake County in the state of Indiana

Susan E. Simko

SUSAN E. SIMKO
Notary Public, Lake Co., IN
My Comm. Expires Dec. 11, 1984

Joseph E. Duffy (SEAL)
Marie E. Duffy (SEAL)
Francine J. Duffy (SEAL)
Michael J. Duffy

550

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19 81	Dollars Cts.	Dollars Cts.	30480.00
1 OCT 203 20			30480.00
(31 OCT 205 188 75)			30668.75
1 NOV 209 20			30668.75
1 DEC 204 46		NO PAYMENT	30873.21
1 JAN 82 205 82			30873.21
1 FEB 82 205 82			30873.21
1 MAR 82 205 82	34 18		30839.03
1 APR 82			
1 APR 82 205 58	34 40		30804.62
1 MAY 82 205 36	24 64		30779.98
1 JUN 82 205 20	24 80		30755.18
1 JULY 82 205 03	24 97		30730.21

DATE	INTEREST	PRINCIPAL	REMARKS
19 82	Dollars Cts.	Dollars Cts.	
1 AUG 82 204 87			30935.08
1 AUG (150.00 PAYMENT)			30785.08
1 SEP 82 205 23	24 77		30760.31
1 OCT 82 205 07	24 93		30735.38
1 NOV 82 204 90	25 10		30710.28
1 DEC 82 204 74			30710.28
1 JAN 83 204 74			30710.28
1 FEB 83 204 74			30710.28
1 MAR 83 204 74			30710.28
1 APR 83 204 74			30710.28

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cts.	Dollars Cts.	

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cts.	Dollars Cts.	

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19 81	Dollars Cts.	RES CROW Dollars Cts.	NONIE
1 OCT		86 80	86.80
31 OCT 82	62 -	INSURANCE	24.80
1 NOV		86 80	111.60
1 DEC (NO PAYMENT)			111.60
1 JAN 82		84 18	195.78
1 FEB 82		84 18	279.96
1 MAR 82		50 -	329.96
4 FEB (60.50)		INSUR	269.46
1 APR 82		50 -	319.46
1 MAY 82		60 -	379.46
1 MAY 82	231.40 TAXES		148.06
1 JUN 82		60 -	208.06

DATES	INTEREST	PRINCIPAL	REMARKS
1 JULY 19 82	Dollars Cts.	Dollars Cts.	
1 JULY 82		60 -	268.06
6 JULY 82 (67.17)		INSURANCE	200.89
1 AUG 82			200.89
1 SEP 82		60 -	260.89
1 OCT 82		60 -	320.89
1 OCT 82 (67.17)		INSUR	253.72
1 NOV 82		60 -	313.72
1 NOV 82 231.40		TAXES	82.32
1 DEC 82		NONIE	82.32
1 DEC 82 67.16		INS	15.16
1 JAN 83		85 26	100.42
1 Feb 83		85 26	185.68

Received on the within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	REMARKS
19 83	Dollars Cts.	Dollars Cts.	185.68
1 MAY 83		85 26	270.94
1 APR 83		85 26	356.20

DATE	INTEREST	PRINCIPAL	REMARKS
19	Dollars Cts.	Dollars Cts.	