

→ Wm.L. Staehle  
c/o M.M. Northwest  
3400 BROADWAY  
GARY, IN. 46408

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VENDOR'S AFFIDAVIT

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STATE OF INDIANA)  
COUNTY OF LAKE )SS:

Jennie Dimos, being first duly sworn, deposes and says:  
That she is the Grantor, who is conveying to Indiana University  
Foundation, a not-for-profit Indiana corporation with offices  
in Bloomington, Monroe County, Indiana ("Grantee"), by warranty  
deed the following described real estate situated in Lake  
County, Indiana, to-wit:

West half Lot 56 Block 6, All Lot 57 Block 6,  
Jackson Park South Broadway Addition, commonly  
known as 732 West Ridge Road, Gary, Indiana;

All Lot 44 Block 2, Fifth South Broadway Addition,  
commonly known as 3832 Washington Street, Gary,  
Indiana;

All Lot 45 Block 2, Fifth South Broadway Addition,  
commonly known as 3836 Washington Street, Gary,  
Indiana;

All Lot 46 Block 2, Fifth South Broadway Addition,  
commonly known as 3838 Washington Street, Gary,  
Indiana;

Lot 22 Block 1, and Lot 23 Block 1, Third South  
Broadway Addition, commonly known as 3761  
Washington Street, Gary, Indiana.

FILED

DEC 29 1986

*Louis O. ...*  
AUDITOR LAKE COUNTY

Subject to the real estate taxes for the year  
1987, due and payable in 1988, and all subsequent  
taxes.

Subject to all liens, rights-of-way, easements and  
encumbrances of record.

Mrs. Jennie Dimos ("Affiant") states that she has an  
indefeasible estate in fee simple in said real estate; and that  
said real estate is free and clear of every kind or description  
of lien, lease, or encumbrance except the following:

1. Those liens, leases, or encumbrances of record.
2. The lien of taxes for the year 1986 payable in  
1987, which Affiant agrees to pay. Grantee shall  
pay all subsequent taxes.

STATE OF INDIANA  
LAKE COUNTY RECORDS  
DEC 29 1 57 PM '86  
RECORDER CLAY

Affiant states that she has not executed or permitted  
anyone on her behalf to execute any conveyance, mortgage,  
lien, lease, security agreement, financing statement or  
encumbrance of or upon the real estate or any improvements or  
fixtures attached thereto which is now outstanding or  
enforceable against the real estate. Affiant states that she  
has made no contract to sell all or a part of the real estate  
to any person other than Grantee, and that she has not given

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to any person an option to purchase all or any part of the real estate, which is enforceable or exercisable now or at any time in the future. There are no unpaid claims for labor done upon or materials furnished for the real estate in respect of which liens have been or may be filed. The improvements on the real estate are all located entirely within the bounds of the real estate and there are no encroachments thereon. There are no existing violations of zoning ordinances or other restrictions applicable to the real estate. The Affiant intends that each of these statements herein shall be construed as a representation; each of the representations is made for the purpose of inducing Grantee to purchase the real estate; and each of the representations, whether construed jointly or separately, is true. The Affiant expressly authorizes Grantee to rely on such representations.

Affiant represents and states that possession of said real estate free and clear of any rights or claims of any person shall be delivered to said Grantee on the 31st day of December, 1986.

Affiant further states that there is no judgment of or pending litigation in any court of the State of Indiana, or of any court of the United States, that is or may become or result in a lien on said real estate.

AFFIANT

By Mrs. Jennie Dimos  
Mrs. Jennie Dimos

ATTEST:

By \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mrs. Jennie Dimos, and acknowledged the execution of the foregoing Vendor's Affidavit for and on behalf of said Mrs. Jennie Dimos and by her authority.

Witness my hand and notarial seal this 23rd day of December, 1986.

Mark A. Psimos  
Notary Public MARK A. PSIMOS  
Residing in LAKE County

My Commission Expires:  
September 11, 1987