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915209

ASSIGNMENT OF CONTRACT



FOR VALUABLE CONSIDERATION, receipt whereof is hereby acknowledged, BRUCE KODAT ("Assignor") hereby transfer, conveys and assigns to JUDSON E. KODAT and VIOLET L. KODAT, husband and wife, ("Assignee") all of Assignor's right, title and interest in and to the Contract and the real estate described therein.

The "Contract" is that certain instrument designated "Contract for Conditional Sale of Real Estate", originally made between James C. Winfree and Cleffogene Winfree, husband and wife, as seller, and Bruce Kodat, as buyer, dated February 10, 1986, and recorded by Memorandum February 12, 1986, as Document No. 840957, in the Office of the Recorder of Lake County, Indiana, for the sale and purchase of the following described real estate located in Lake County, Indiana; to-wit:

A part of the Southeast Quarter of the Southwest Quarter of Section 36, Township 35 North, Range 10 West of the 2nd P.M., more particularly described as follows: Commencing at a point on the South line of said Southeast Quarter of the Southwest Quarter of said Section 36, which point is 1019.13 feet West of the Southeast corner of said Southwest quarter of said Section 36, thence North at right angles to said South line a distance of 510 feet to the place of beginning, thence continuing North on said line 75 feet; thence East at right angles 130 feet; thence South at right angles 75 feet; thence West at right angles 130 feet to the place of beginning in Lake County, Indiana.

11-30-34

Commonly known as 10014 Krietsburg, Dyer, Indiana.

Assignor warrants and represents that

- (a) the principal balance owed on the Contract as of the date of this Assignment of Contract is the sum of Eight Thousand Five Hundred Eighteen and 69/100 Dollars (\$8,518.69), with the February 1987 payment being due owing;
- (b) the Contract is not delinquent or in default;
- (c) interest has been paid to February 1, 1987, and
- (d) all taxes and assessments due before the date of this Assignment of Contract have been paid.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDING  
MAY 7 8 53 AM '87  
RECORDED

Dated this 4th day of March, 1987.

Bruce J. Kodat  
BRUCE KODAT, Assignor

HL  
STATE OF INDIANA )  
                  COOK )  
COUNTY OF LAKE )

Before me, the undersigned Notary Public, personally appeared BRUCE KODAT and acknowledged the execution of the above and foregoing to be their voluntary act and deed this 4th day of March, 1987.

My Commission expires: My Commission Expires Mar. 26, 1989

A. Halsen  
Notary Public

County of Residence: Cook

*Jan*

ACCEPTANCE

The undersigned, being the Assignee, hereby accepts the foregoing assignment and agrees

- (1) to be bound by and to perform the terms, conditions and obligations of the Contract identified in the Assignment of Contract above, except as any of such terms, conditions or obligations may be lawfully waived in writing;
- (2) to assume all amounts payable under the Contract as of the date of the Assignment of Contract;
- (3) to make the periodic payments required by the Contract, beginning February 1, 1987; and
- (4) to save the Assignor harmless from any damages arising by reason of any subsequent default under the Contract occurring after the date of this acceptance.

This acceptance shall inure to the benefit of the Seller as well as of the Assignor.

Dated this 4th day of March, 1987.

Judson E. Kodat  
JUDSON E. KODAT, Assignee

Violet L. Kodat  
VIOLET L. KODAT, Assignee

HL  
STATE OF ILLINOIS )  
                  Cook )  
COUNTY OF WILL )

Before me, the undersigned Notary Public, personally appeared JUDSON E. KODAT and VIOLET L. KODAT, husband and wife, and acknowledged the execution of the above and foregoing to be their voluntary act and deed this 4th day of March, 1987.

My Commission expires: My Commission Expires Mar. 26, 1989

County of Residence: Cook

A. Halser  
Notary Public

CONSENT

The undersigned, record titleholders of the above described real estate and being the seller in the contract described in the above Assignment of Contract, hereby consents to the foregoing assignment and confirm to and for the benefit of the Assignee that:

- (a) the principal balance owed on the Contract is the sum of Eight Thousand Five Hundred Eighteen and 69/100 Dollars (\$8,518.69), which is the balance after receipt of the payment due the January 1, 1987.

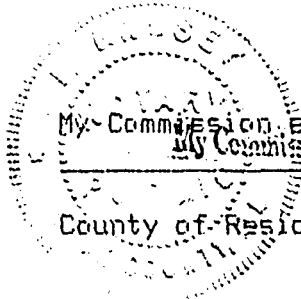
- (b) there are no delinquencies or defaults outstanding on the Contract with the exception of the February payment being due and owing, and
- (c) it is presently in full force and effect.

*James C. Winfree*  
 JAMES C. WINFREE, Seller

*Cleffogene Winfree*  
 CLEFFOGENE WINFREE, Seller

STATE OF ILLINOIS )  
 ) Cook ) SS:  
 COUNTY OF ~~WILL~~ )

Before me, the undersigned Notary Public, personally appeared JAMES C. WINFREE and CLEFFOGENE WINFREE, husband and wife, and acknowledged the execution of the above and foregoing to be their voluntary act and deed this 24th day of March, 1987.



My Commission Expires: Mar. 26, 1989  
 County of Residence: Cook

*A. Halsey*  
 Notary Public

This instrument prepared by RICHARD A. ZUNICA, Attorney at Law  
 162 Washington Street, Lowell, IN 46356