

# 944022 CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this FIRST day of AUGUST in the year 1987, by and between GERALD C. AND CAROLYN S. STAHL of the County of LAKE and State of INDIANA, party of the first part, and TERRY AND PEGGY HERO 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: LOTS ELEVEN (11) AND TWELVE (12) BLOCK NINE (9) RIDGEWOOD ADDITIONS TO GRIFFITH, LAKE COUNTY, INDIANA COMMONLY KNOWN AS 127 NORTH WRIGHT ST

#26-146-11

**FILED**

OCT 16 1987

*Anna N. Anton*  
AUDITOR LAKE COUNTY

situated in the County of LAKE in the State of INDIANA for the sum of SIXTEEN THOUSAND (16,000.00) 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 \_\_\_\_\_ 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 FIRST day of OCTOBER 1989. The said party of the first part also agrees on or before the FIRST day of OCTOBER 1989, to furnish to the party of the second part a complete abstract of title to said premises brought down to \_\_\_\_\_, certified to by a competent abstractor, showing CLEAR title to the said premises, free and ~~clear~~ any and all encumbrances save and except REAL ESTATE TAXS DUE NOVEMBER 1989

FILED FOR RECORD  
OCT 16 1 30 PM '87

and allow the said party of the second part a reasonable opportunity to have said abstract examined. The taxes <sup>Nov. 87</sup> said premises for the year 1987 are to be paid by the said party of the SECOND part. Possession of said premises is to be delivered to the said party of the second part on or before the FIRST day of AUGUST 1987.

On his part, the said party of the second part agrees to pay the sum of \_\_\_\_\_ SIXTEEN THOUSAND (16,000.00) DOLLARS in manner following ONE THOUSAND TWO HUNDRED AND SIXTY NINE (1269.00) Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: \_\_\_\_\_

THE SUM OF TWO HUNDRED AND FIFTY DOLLARS (250.00) SHALL BE PAID EACH MONTH UNTIL OCTOBER 1 1989, AT WHICH TIME THE REMAINING \$8481.00 IS DUE. A GRACE PERIOD OF 90 DAYS WILL BE GIVEN ON MONTHLY PAYMENTS AFTER WHICH TIME THIS CONTRACT WILL BE NULL AND VOID. IF CONDITIONS BEYOND THE CONTROL OF THE PARTY OF THE SECOND PART COMES UP THIS CONTRACT CAN BE MODIFIED. FIRST day of OCTOBER 1989, and on receipt of the deed as herein provided.

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 NONE 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: John J. Zimmerman, Notary  
This Commission expires June 1989  
This instrument prepared by: \_\_\_\_\_

Terry J. Hero (Seal.)  
Peggy K. Hero (Seal.)  
Gerald C. Stahl  
Carolyn S. Stahl 1980 (Seal.)

*127 North Wright St. Chicago*

4.00