4739 Mass. Hony 46469

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CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this Fifth day of April in the year 19 90, by and between Robert V. Hunt of the County of Lake and State of Indiana, party of the first part, and Alexander Bullock 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: 4648 Connecticut Street Gary, Indiana Lots 13 and 14 Blocks 6, In Broadway Realty and Investment Company's Addition to Gary As Shown In Plat Book 9, Page 31, Lake County, Indiana

situated in the County of Lake in the State of Indiana

for the sum of 2,000 (Plus Property Taxes) 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 (15th) Fifth day of April 19 90. The said party of the first part also agrees on or before the Fifth day of April 19 90, 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 _____ title to the said premises free and clear of any and all encumbrances save and except _____

and allow the said party of the second part a reasonable opportunity to have said abstract examined. The taxes of said premises for the year 19____ are to be paid by the said party of the _____ part. Possession of said premises is to be delivered to the said party of the second part on or before the Fifth day of April 19 90.

On his part, the said party of the second part agrees to pay the sum of Two Thousand DOLLARS in manner following Two Thousand Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: _____

and the remainder in cash upon the Fifth day of April 19 90, 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 _____ 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.

Robert V. Hunt (Seal.)

WITNESS: Alexander Bullock (Seal.)

_____ (Seal.)

000368 (Seal.)

This instrument prepared by: Alexander Bullock

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FILED APR 05 1990

Anna M. Ortiz AUDITOR LAKE COUNTY

APR 4 28 PM '90 ROBERT V. HUNT RECORDER LAKE COUNTY