49238

LAWYERS TITLE INS. CORP.
ONE PROFESSIONAL CENTER
SUITE 310
CROWN POINT, IN 46307

005697

CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this 31st day of March in the year 1990, by and between Minnie Durosseaux and Thelma Norris of the County of Lake and State of Indiana, party of the first part, and Van Buren Missionary Baptist Church, Inc. 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: 2595 Van Buren Place, Gary, Indiana 46407

LEGAL DESCRIPTION: Key # 42-204-27

FILED

APR 16 1990

AUDITOR LAKE COUNTY

Lot 27, Block Two (2) Douglas Park Addition, Gary, Lake County, Indiana, as shown in Plat Book 8, page 2, Lot size: 25' x 121, Key Number 225-42-0204-0027.

Lot 28, Block Two (2) Douglas Park Division, Gary, Lake County, Indiana, as shown in Plat Book 8, page 2, Lot size: 36 x 121', Key Number 225-42-0204-0027.

situated in the County of Lake in the State of Indiana

for the sum of Thirty-Five Hundred ($3,500.00) 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 None 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 31st day of March 19 90 ~~[illegible]~~

~~[illegible]~~ mined. The taxes of said premises for the year 1989 are to be paid by the said party of the First part. Possession of said premises is to be delivered to the said party of the second part on or before the 31st day of March 19 90.

On his part, the said party of the second part agrees to pay the sum of Thirty-Five Hundred ($3,500.00) DOLLARS in manner following Five Hundred ($500.00) upon execution of the Offer to Purchase Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: the Balance, Three Thousand Dollars ($3,000.00) on or before the Closing date.

and the remainder in cash upon the 31st day of March 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 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.

Minnie Durosseaux (Seal.)
MINNIE DUROSSEAUX-Seller

Thelma Norris (Seal.)
THELMA NORRIS-Seller

WITNESS:

VAN BUREN MISSIONARY BAPTIST CHURCH, INC.
Adam [illegible] (Seal.)
Atty. John Henry Hall

This instrument prepared by:
Atty. John Henry Hall, Gary, IN

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FILED
APR 16 '90
RECORDER