

096104 **CONTRACT FOR SALE OF REAL ESTATE**

This Agreement, Made and entered into this 11/14/89 day of November in the year 1989, by and between Paul Stewart of the County of Lake and State of Indiana, party of the first part, and William Ashley 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:

Lot 23, Block I in Garden Acres as shown in Plat Book 23, Page 26 in Lake County, Indiana

situated in the County of Lake in the State of Indiana for the sum of \$5,900 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 deed 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 11/14/89 day of November 1989. The said party of the first part also agrees on or before the Jan 1, 1989 day of January 1989, to furnish to the party of the second part a complete abstract of title to said premises brought down to clear, certified to by a competent abstractor, showing clear title to the said premises, free and clear of any and all encumbrances save and except clear deed

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 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 1st November day of November 1989.

On his part, the said party of the second part agrees to pay the sum of \$5,400 DOLLARS in manner following fifty four hundred dollars FILED Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: 5,400

and the remainder in cash upon the 1st Jan 1st day of January 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: Betty J. Walker
BETTY J. WALKER
NOTARY PUBLIC STATE OF INDIANA
This instrument is certified to by
MY COMMISSION EXPIRES 01/01/1988

Paul Stewart (Seal.)
William R. Ashley (Seal.)
WILLIAM R. ASHLEY (Seal.)
2738 STEVENSON 00121 (Seal.)
GARY, IN. 46406



APR 19 1990
152-23
Ann N. Anton
AUDITOR LAKE COUNTY