

138098

REAL ESTATE CONTRACT

This Agreement

Made between Colleen Daniels and/or William Daniels (with full survivorship rights)

and

Michael J. Bissonnette and/or Carolyn S. Bissonnette (with full survivorship rights)

party of the second part.

WITNESSETH, That the said party of the first part, in consideration of the money to be paid, and the covenants as here-with expressed to be performed and fulfilled by the party of the second part (the payment of said money and the prompt performance of said covenants being a condition precedent, and time of the essence of said condition) hereby agree, upon such payments and performance of covenants, to sell to the said party of the second part the real estate hereinafter described, sit-uated in Lake County, in the State of Indiana, and described as follows, to wit:

7931 Birch Drive, Hammond, Indiana 46324

32-193-61

Lot Sixty one (61), Beverly Fifth Addition, in the City of Hammond, as shown in Plat Book 29, page 8, in Lake County, Indiana

And the said party of the second part, in consideration thereof, hereby agrees to pay to the said party of the first part at 1191 Cynthia Court, Loveland, Colorado the sum of

Fifteen Thousand DOLLARS

at the time and in the manner following, to-wit: \$125.00 a month for 118 months

Two hundred fifty DOLLARS cash at the time of making this contract, receipt of which is hereby acknowledged, and the sum of One hundred twenty five DOLLARS

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on the 10th day of each month hereafter until the whole remaining purchase money shall be paid in full. Without any relief whatever from valuation or appraisal laws, with attorneys' fees and interest at the rate of zero per cent per annum on the amount of principal remaining due on the N/A day of N/A and N/A amount of said interest, however, shall be deducted from the

amount of said payments, unless herein otherwise provided, and the balance of said payments shall be applied to the reduction of said unpaid balance. It being agreed and understood that any acceptance by first party of payments after the same mature hereunder shall not operate as an extension of time for other payments hereunder, and shall in no manner alter the strict terms hereof. It is agreed that second party may pay the entire unpaid balance of the purchase price hereunder at any time.

And the said party of the second part further agrees that he will faithfully keep an insurance on said property, indorsed, loss, if any payable to the first and second parties as their interest may appear, and

pay all taxes and assessments for all purposes and of all kinds whatsoever, levied and assessed upon said real estate or upon this contract, starting January 1, 1991, payable in the year 1992, and which may thereafter become due, including penalties and interest; and in case the said party of the second part shall fail to keep and pay for such insurance, to pay any or all of said taxes and assessments whenever and as soon as the same shall become due and payable, and the said party of the first part shall, at any time provide, pay, or cause the same to be paid, the amount so paid by the party of the first part, including all penalties allowed and charged by law in addition to such insurance premiums, taxes and assessments, shall become an additional consideration to be paid by the party of the second part for the real estate hereby agreed to be sold.

The party of the second part does hereby irrevocably consent that party of the first part may at any time during the life of this contract, mortgage and encumber the real estate for an amount not to exceed the balance due hereunder at the time of making such mortgage.

And the said party of the first part further covenants and agrees with the party of the second part, that upon the payment of the money at the time and in the manner heretofore specified, and the prompt and full performance by the said party of the second part of all his covenants and agreements herein made, that they, the said party of the first part, will convey or cause to be conveyed to the said party of the second part, by Warranty Deed, the above described real estate subject to all taxes and special assessments and to all the other conditions herein provided. At such time, said first party shall furnish said second party with a merchantable abstract showing marketable title, subject to the conditions herein contained, in said first party, or in the party making conveyance to said second party.

The First Party shall have the right, at any time, to enter upon and in said premises for the purpose of inspecting the same.

Provided always that these presents are upon the condition that in case of the failure of the said party of the second part, his heirs, executors, administrators or assigns in the performance of all or either of the covenants and promises on his part to be performed and fulfilled, the said party of the first part, shall have the right to declare this contract forfeited and void, and thereupon to recover all the installments due and unpaid, as rent for the use and occupation of said real estate, and to take possession thereof, and to regard the person, or persons, in possession on such termination of the contract, as tenants holding over without permission (if that should be necessary to gain prompt possession of said real estate) and to recover all damages sustained by such holding over without permission or by means of any waste committed or suffered on said real estate, and thereupon all interest of said second party in and to the above described premises shall cease and terminate, and said first party shall retain all the money which may have been paid by second party, as well as any improvements or additions to the real estate, as rent for the use of said property by said second party until the time of such forfeiture.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 16th day of Nov, 1990

Colleen Daniels (SEAL) Michael J. Bissonnette (SEAL)
William Daniels (son) (SEAL) Carolyn S. Bissonnette (SEAL)

This instrument prepared by: DONA GLEE PROFFITT

STATE OF INDIANA

Lake COUNTY, Ind:

Before me, the undersigned, a Notary Public in and for said County, this 16th day of November 1990, came:

Michael Bissonette Carolyn Bissonette
Colleen Davis William Davis

and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal:

DONA GLEE PROFFITT Notary Public
NOTARY PUBLIC STATE OF INDIANA

My Commission expires

LAKE COUNTY

MY COMMISSION EXP NOV 16 1991

Notary Number 198927

Real Estate Contract

Colleen Davis
William Davis
Party of the First

Michael J. Bissonette
Carolyn S. Bissonette
Party of the Second Part

CERTIFIED LEGAL FORMS, INC. PO BOX 12 FORTSMO WEAVER, IL 60881

