

91008866 CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this sixteenth day of February in the year 1991, by and between Joseph F. Fitzel and Earna Fitzel (Husband & Wife) of the County of Lake and State of Indiana, party of the first part, and Dr. A. Bonaventura and Wanda Bonaventura (Husband & Wife) 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: Ahlborn Scenic add. -

E 50 Ft. of Lot 5 - St. John, township Lake County Ind.

FILED

FEB 26 1991

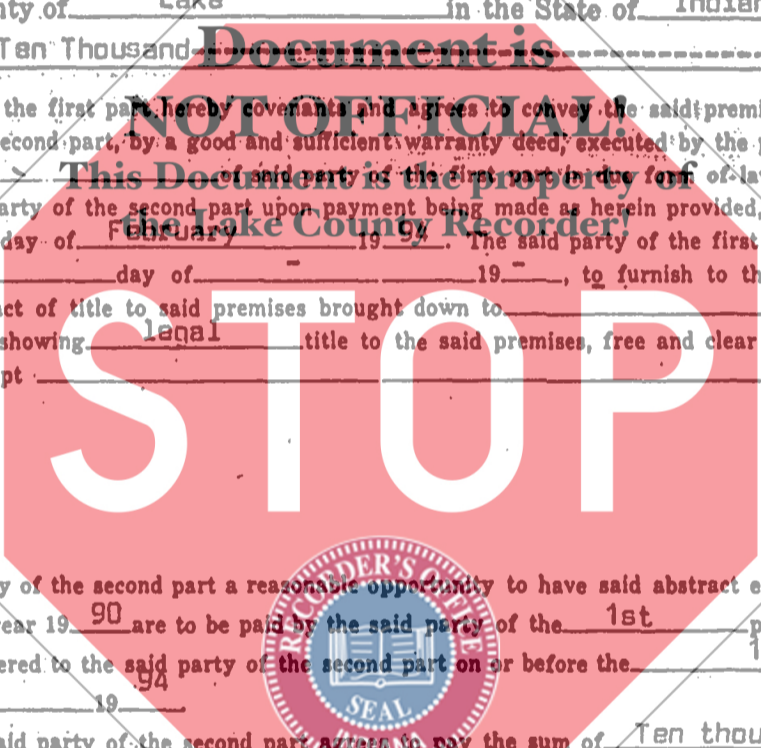
#11-98-5

Anna N. Anton AUDITOR LAKE COUNTY

FILED FEB 26 11 25 AM 1991 RECORDER

situated in the County of Lake in the State of Indiana for the sum of Ten Thousand 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 said party of the first part in the 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 16th day of February 1991. The said party of the first part also agrees on or before the day of 1991, 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 legal 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 1990 are to be paid by the said party of the 1st part. Possession of said premises is to be delivered to the said party of the second part on or before the 16th day of February 1991.

On his part, the said party of the second part agrees to pay the sum of Ten thousand (10,000) DOLLARS in manner following one thousand (1,000) Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: the sum of Fifteen Hundred Dollars to include Interest of 10% on unpaid balance every 6 months (Semi-Annual payments) for the total of 5 payments and to Balloon the last payment to Include unpaid Balance in Full.

and the remainder in cash upon the 16th day of February 1991, 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.

WITNESS: Seller (Seal) Buyer (Seal) Dr. A.P. Bonaventura Buyer (Seal) This instrument prepared by Bonaventura