

13521 Knight St. Cedar

**FILED**

46303

MAY 18 1991

91022228

*James P. Carter*  
AUDITOR LAKE COUNTY

LAND CONTRACT SALE

SALE CONTRACT FOR: Cedar Point Park lot 82, and 1 foot of lot 83, Cedar Point Park (House and property located at 7615 W.134th. Pl.)

Benny Hinton  
Elinor Hinton  
Danial P. Hinton (minor) *Carol Caldwell Piche*  
SELLERS BUYER



PURCHASE PRICE: \$14,000.00  
DOWN PAYMENT: \$ 2,000.00

The remaining balance of \$ 12,000.00 shall bear the interest at a rate of 10% per annum.

MONTHLY PAYMENT :

The sum of \$256.08 shall be paid to seller on the first day of each month untill completion of this contract. (Fourteen (14) day late payment shall result in a 10% late charge.)

MONTHLY PAYMENT BREAKDOWN :

Monthly payment	\$256.08
Insurance	-14.92
Sewer	-23.50
Taxes	-17.66
	<u>          </u>
	-56.08

211.92  
147.37 } 82.82 Paid for 1990

Sewer Taxes and Insurance will be paid by the seller as shown above. Proof of Payment will be supplied to Buyer by Seller.

00650 *800*

tax mailing address: 502 Edmond Dr, Dyer, IN 46311

STATE OF INDIANA/S.S. NO.  
LAKE COUNTY  
FILED FOR RECORD  
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ROBERT JOSEPH REELAND  
RECORDER

The balance of \$200.00 per month will applied against principal and interest.

Upon completion of this contract, Seller shall supply Buyer with clear deed and tittle to said property.

Seller grants Buyer the right to rent or lease said property to desirable tennants.

Buyer agrees to maintain Buildings and property.

DEFAULT:

contract will be declared default after 60 days of non-payment. At This time Seller shall have full rights to property and real estate. Buyer at this time will be required to vacate said property.



Benny Hinton  
BENNY HINTON

Carol Caldwell Pickett  
CAROL CALDWELL PICKETT

Elinor Hinton  
ELINOR HINTON

Daniel P. Hinton  
DANIAL P. HINTON (MINOR)

STATE OF INDIANA  
COUNTY OF LAKE

Witness my hand and Notarial Seal this 16 day of March 1990.

Signature Jacqueline S. Smith

Printed JACQUELINE S. SMITH

Notary Public

My Commission Expires  
4/6/91