Thomas Wisnewake

71 4141 Olcott 1600 & 19200

F. Man 46312

91026308

# CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

THIS CONTRACT, made and entered into by a	ind-between <u>wal</u>	ren Roger	schaier		
				For call	
Thomas M. Wisniewski and Hect	or Saenz			Maller come	7A
VITNESSETH: Seller hereby agrees to and does sell to Buyer, and	d-Buyer hereby agre	es to and does pur		30 2	20
Pal estate (including any improvement or improve County, Indiana, (such real estate, including impro	ments now or here	after located an its	i. Lake		<b>9</b>
Lot 1, Block 62, in Ind East Chicago, as per pl	iana Harbor	in the Cit	30.29	7-1	HICAG
Plat Book 5, Page 9, in of Lake County, Indiana, Fir Street, East Chicago	the Office	of the Rec	0 24 2 2	•	
in the contract of the contract of	, indiana.		j		NA I
Do	cument	is FII	ED		TITLE INSURANCE
NOT	<b>OFFIC</b>		3 0 1991		
Pon the following covenants, terms and conditions the Lake	nent is the p	referty of	artic		COMPANI
ection 1. The Purchase Price and Manner of	Payment.	Duran names to	nav to Seller and	l Gallon a massi	
from Buyer the sum of PPLTY Thousand	Dollars, and	no, cents-	Dollars (\$_	***	
1.02. The Manner of Payment The purchase (n) The sum Six Thousand and no	price shall be paid cents	in the following r			<del></del>
upon the execution and delivery of this Contract, balance of the purchase price in the sum of For	tv-rour The	ousand, andri	nowledged by Se		an unpaid
That amount, as it is reduced by payments and ex	venges of Ruver of	operly credited un	don this Contract	s and an it in	in anagras
by payments and expenses of Seller properly machine Price"	do and incurred un	der this Contract,	is hereinafter c	alled the "Un	paid Pur
(b) The Unpaid Purchase Price shall bear inter	est of the rate of	per copt (_	光) per	annum: Interi	statsuc
rate shall begin to accrue from the date of this Co Seller are added to the Unpuid Purchase Price pa	irsuant to this Con	tract, as may be	ipplicable.		· · · · -
(c):The UnimidiPurchase:Price and interest of Hundred Eighty One Dollars	n it shall be paid i and 46/100 -	n monthly installe	nents in the am	ount of Fiv	<u>re</u>
beginning February 1 month thereafter until September 1	. 19 90 Subse	quent installment	shall be paid o	n the same di	ay of each
month thereafter until SEPTEMBER 1 accrued but unpaid interest, shall be paid in full.	, 19	93 at which	ime the Unpaid	l Purchase P	rice, with
(d). Buyer shall have a grace period of seven (7) which to pay such installment. If such installment a sum equal to five per cent (5%) of such installm	days from the due d	ived by Seller with	in the grace neric	nd than a lata	act within charge in
(e) Each installment received by Seller shall be of such installment, and then to the reduction of	applied; first to ac	crued late charges,	then to interest	accrued to the	
both Seller and Buyer initial here  (1) Each navment under this contract shall be	sent to Seller at th	e following addre	ss: SEE ADD	ENDUM	
	or at	such other addres	is-as.Seller-shal	l-designate ir	ı writing.
ection 2. Prepayment of Purchase Price.  2.01. Buyer shall have the privilege of paying wit quired. It is agreed that no such prepayments, excele next succeeding computation of interest after suakes any payment that constitutes full payment of the payment of th	pt payment in full, s ch payment is mad	shall stop the accru le. Interest shall n	al of interest on	the amount so	o paid unt
ection 3. Taxes, Assessments, Insurance, a	•				4
3.01. Taxes. Ruyer agrees to assume and pay the	e taxes on the Real	Estate beginning	with the install	nent payable	in the management
nd Seller agrees to pay all taxes on the Real Estate dispense, may contest on behalf of the parties any chieforwarded to Buyer, when received, a copy of all sole by Buyer hereunder; and Buyer shall provide to	ue prior to said inst anges in the assess	Miment: 13uyer, upo ed value of the Rea	on written notice I Estate. Seller s	to Seller, and thall forward	at Buyer' or cause f
ole by Buyer nereunder; and Buyer shall provide to 3.02. Assessments. Buyer agrees to pay any asse aprovements or services which, after the date of this	esaments or charges	upon or äpplying ( ssed or charged to	to the Real Estat	e for public or	municipa

buch assessments or charges, to and including the date of this Contract. ' 3.03. Penalties. The parties hereto agree to pay any penalties, whether in the form of interest or otherwise, in connection with the late or untimely payment of such taxes, assessments or charges, for which they are responsible under this Section 3. 3.04. Insurance. At all times during the period of this Contract, Buyer shall: (a) keep the improvements located upon the Real Estate insured under fire and extended coverage policies in an amount not less than the Unpaid Burchase Price, and (b) obtain standard liability insurance with coverages in amounts not less than the Thousand Dollars (\$100,000 per person and \$100 per person an respective interests may appear, and shall provide that the insurer may not cancel or materially change coverage without at least ten (10) days prior written notice to Seller. Buyer shall provide Seller with such proof of insurance coverage as Seller from time to time shall reasonably request. Except as otherwise agreed in writing, any insurance proceeds received as payment for any loss of, or damage to, the Real Estate covered by such insurance, shall, be applied to restoration and repair of the loss or damage in such fashion as Seller reasonably may require, unless such restoration and repair is not economically feasible, or there exists an uncured Event of Default by Buyer under this Contract on the date of receipt of such proceeds. In either of such events, the proceeds may be applied, at Seller's option, toward prepayment of the Unpaid Purchase Price, with any excess to be paid to Buyer. 3.05. Rights of Parties to Perform Other's Covenants.

(a) If one of the parties hereto (hereinafter called "Responsible Party") falls to perform any act or to make any payment required by this Section 3, the other party (hereinafter called "Nonresponsible Party") shall have the right at any time and without notice, to perform any such act or to make any such payment, and in exercising such right, to incur necessary and incidental costs and expenses, including attorney fees. Nothing in this provision shall imply any obligation on the part of the Nonresponsible Party to perform any act or to make any hyment required of the Responsible Party under the terms of this Contract.

(b) The exercise of such right by a Nonresponsible Party shall not constitute a release of any obligation of the Responsible Party under this Section 3 or a waiver of any remedy available under this Contract; nor shall such exercise constitute an estopped and the responsible Party under this Contract; nor shall such exercise constitute an estopped and the responsible Party under this Contract; nor shall such exercise constitute an estopped and the responsible Party under this Contract; nor shall such exercise constitute an estopped and the responsible Party under this Contract. to the exercise by a Nonresponsible Party of any right or remedy of his for a subsequent failure by the Responsible Party to perform any act or make any payment required by him under this Section 3.

(c) Payments made and all costs and expenses incurred by a Nonresponsible Party in connection with the exercise of such right shall, at his option; either (i) be paid to him by the Responsible Party within thirty (30) days after written demand therefor; or (ii) on the date the next installment payment is due under this Contract, following written notice, be added to the Unpaid Purchase Paids (15 Days 15 to 15 Days 15 D chase Price, if Buyer is the Responsible Party, or applied to reduce the Unpaid Purchase Price, if Seller is the Responsible Party.

(d) In the event a Nonresponsible Party makes any such payments or incurs any such costs and expenses, the amount thereof shall bear interest at the rate provided under Section 1 of this Contract, from the respective dates of making the same, until paid in full; or to the date such amounts are added to, or applied against, the Unpaid Purchase Price.

3.06. Condemnation. From the date hereof, Buyer shall assume all risk of joss or damage by reason of condemnation or taking of all or any part of the Real Estate for public or quasi-public purposes, and no such taking shall constitute a failure of consideration or cause for recission of this Contract by Buyer, Should all or any part of the Real Estate be condemned and sold by court order, or sold under the threat of condemnation to any public or quasi-public body, the metamount received for the damage portion shall be retained by Buyer, and the net amount received for the damage portion shall be retained by Buyer, and the net amount received for the Real Estate value shall be read to college and applied as a reduction of the retained by Buyer, and the net amount received for the Real Estate value shall be paid to Seller and applied as a reduction of the Unpaid Purchase Price. The authority and responsibility for negotiation settlement, or state shall be Buyer's. If Buyer incurs expenses for appraisers, attorneys, accountants or other professional advisers, whether with or without suit, such expenses and any other applicable costs shall be deducted from the total proceeds to calculate the "net amount" and shall be allocated proportionately between the amount determined as damages and the amount determined for value of the Real Estate. If no determination is made of separate amounts for damages and Real Estate value, then the not amount shall be divided equally between Buyer and Seller, with Seller's amount to be applied as a reduction of the Unpaid Purchase Price: Section 4. Possession. 4.01. Delivery of Possession. Seller shall deliver to Buyer full and complete possession of the Real Estate on or before 19\_ 9 After such possession date, Seller shall pay to Buyer Dollars (\$ 50.00 ) per day for each day Seller Fifty & no/100 Section 5. Evidence of Title. (If title evidence is furnished herowith, strike Subsection 5:02) 5.01. Seller has furnished Buyer: An Abstract of Title (strike one) An Owner's title insurance policy subject, nevertheless, to the disclosing marketable title to the Real Estate tofollowing exceptions: NZA. 5.03. Title Insurance. A title insurance policy furnished under this Contract shall be in the amount of the purchase price and shall be issued by an insurer satisfactory to Buyer. 5.04. Additional Title Evidence. Any additional title evidence shall be at the expense of Buyer, provided, however, that the cost of additional title evidence necessitated by the acts or omissions of Seller shall be borne by Seller. 5.05. Conveyance of Title. Seller covenants and agrees that upon the payment of all sums due under this Contract and the prompt and full performance by Buyer of all covenants and agreements herein made, Seller will convey or cause to be conveyed to Buyer, by Warranty Deed, the above described Real Estate, subject to restrictions and easements of record as of the date of this Continuations and all toward and agreements which are Rusar's obligations

tract and all taxes and assessments which are Buyer's obligations.

Section 6. Seller's Right to Mortgage the Real Estate. 6.01. Mortgage Loan. Without Buyer's consent and without obligation to Buyer except as set forth in this Section 6, Seller shall have the right to retain, obtain, renew, extend or renegotiate a loan or loans secured by mortgage(s) on the Real Estate (all instruments evidencing a loan(s) and a mortgage(s) securing it is hereinafter called "Loan"), provided that the terms of each loan do not conflict with the provisions of Section 6 or any other provision of this Contract. Seller shall pay each loan when due.

furnished hereunder

6.02. Provisions of Loan. Each Loan made by Seller shall:

(a) be in such principal amount that the aggregate principal balance of all Loans shall not exceed the Unpaid Purchase Price for the Real Estate;

(b) have total periodic payments which do not exceed the periodic payments by Buyer under this Contract, and shall provide for the regular amortization rate of the principal of Seller's Loan which exceeds the amortization rate of the Unpaid Purchase Principal of this Contract;

- provide for prepayment in full at Seller's option, whether with or without premium, at any time, 8.03. Notice of Loan. Contemporaneously with the execution of a Loan, Seller shall give Buyer written notice and inform Buyer in reasonable detail of the principal amount of the Loan, the name and address of the mortgagee, the installments payable under the Loan, and such other terms as Buyer may reasonably request.
- 6.04. Default of Loan. In the event of Seller's default of a Loan, Buyer shall have the right, on behalf of Seller, to make loan payments or to cure other defaults. Seller shall, upon written demand of Buyer, pay to Buyer the amount of any such payments and the costs incurred by Buyer in curing other defaults (including in such costs Buyer's attorney fees) plus interest at the rate under the costs incurred by Buyer in curing other defaults. this Contract, interest on such amount or costs being computed from date of payment or incurring of such costs until paid. Buyer shall have the option to deduct the amount of such payments, costs, and interest from payments payable under this Contract. 6.05. Releases. Upon payment in full by Buyer of all amounts payable under this Contract, Seller shall pay in full all amounts

payable under Loan(s) at the time outstanding and obtain and record, or cause to be recorded, a valid release of Loan(s) so paid. 6.06. Encumbrance. Seller represents that the Real Estate (is) (33488) encumbered with a Loan. If encumbered, Seller represents that the information regarding said Loan is as follows:

(a) Name of lender (b) Unpaid balance of Loan

Section 7. Assignment of Contract or Sale of Interest in Real Estate.
7.01. Assignment or Sale. Buyer has not sell or assign this Contract, Buyer's interest therein or Buyer's interest in the Real Estate, without the prior written consent of Seller. Seller agrees to consent to such assignment or sale if (a) such assignment or sale shall not cause a Loan on the Real Estate to be declared due and payable, or be called for full payment, or subject Seller to an increase in the interest rate of such Loan, and (b) the financial ability of the prospective assignce or purchaser from Buyer is at least equal to that of Buyer.

7.02. Notice of Assignment or Sale. If Buyer wishes to assign Buyer's interest in this Contract or sell Buyer's interest in the Real Estate, Seller shall be furnished in writing a notice containing the full name, address, place of employment, telephone number. of the prospective assignee or purchaser from Buyer, as well as a financial statement showing their assets, liabilities and income and expenses. Within fourteen (14) days of such notice, Seller shall either approve or disapprove in writing the assignment or sale based solely on the criteria herein, and if disapproved, specify the reason or reasons for such disapproval. If Seller fails to act within fourteen (14) days after such notice, Seller's approval shall be deemed given.

7.03. Linbility. No assignment or sale shall operate to relieve either party from liability hereon.

## Section 8: Use of the Real Estate by Buyer; Seller's Right to Inspection.

8.01. Use: The Real Estate (may) (Milf Mil) be leased or occupied by persons other than Buyer without prior written consent of Seller, Which Consent of Seller, Whith Conse

8.02. Improvements. Buyer may materially alter, change, or remove any improvements now or hereafter located on the Real Estate, or make any additional improvements, only with prior written consent of Seller, which consent shall not be unreasonably withheld. Buyer shall not create or allow any mechanics, laborer, materialmen, or other creditors of Buyer or an assignee of Buyer to obtain a lien or attachment against Seller's interest herein. Buye of the date of this Contract, in good condition, order, and repair, any improvements in as good order and repair as they are in on r agrees that the Real Estate and any improvements therson are, as and Buyer shall, at his own expense, maintain the Real Estate and the date of this Contract, ordinary wear and tear, and acts of God or public authorities excepted. Buyer halt not commit westerns he lies betate end, with respect to occupancy and use, shall comply

with all laws, ordinances and regulations of any governmental authority having jurisdiction thereof.'
8.03. Inspection. Seller shall have the right to enter and inspect the Real Estate at any reasonable time.

8.04. Buyer's Responsibility for Accidents. Buyer assumes all risk and responsibility for injury or damage to person or property arising from Buyer's use and control of the Real Estate and any improvements thereon.

# Section 9. Buyer's Default and Seller's Remedies.

9.01. Time. Time is of the essence of this Contract.

- 9.02. Buyer's Default. Upon the occurrence of any Event of Default; as hereinafter defined, Seller shall have the right to pursue immediately any remedy available under this Contract as may be necessary or appropriate to protect Seller's interest under this Contract and in the Real Estate.

  - 9.03. Event of Default. The following shall each constitute an Event of Default for purposes of this Contract:

    (a) Failure by Buyer for a period of Thirty (30) days [not less than seven (7) days] to pay any payment required to be made by Buyer to Seller under this Contract when and set it becomes due and payable
    - (b): Lease or encumbrance of the Real Estate or any part thereof by Buyer, other than as expressly permitted by this Contract.
    - (c) Causing or permitting by Buyer of the making of any levy, seizure or attachment of the Real Estate or any part thereof.
    - (d) Occurrence of an uninsured loss with respect to the Real Estate or any part thereof.
  - (e) Institution of insolvency proceedings against Buyer, or the adjustment, liquidation, extension or composition or arrangement of debts of Buyer or for any other relief under any this livency law relating to the relief of debtors; or, Buyer's assignment for the benefit of creditors or admission in writing of his inability to pay his debts as they become due; or, administration by a receiver or similar officer of any of the Real Estate.
    - (f) Desertion or abandonment by Buyer of any portion of the Real Estate.
  - (g) Actual or threatened attention, demolition, waste or removal of any improvement now or hereafter located on the Real Estate, except as permitted by this Contract.
  - (h) Failure by Buyer, for a period of thirty (30) days after written notice is given to Buyer, to perform or observe any other cover nant or term of this Contract.
- 9.04. Seller's Remedies. Upon the occurrence of an Event of Default, Seller shall elect his remedy under Subsection 9.041 or 9.042 (unless Subsection 9.043 is applicable).
  - 9.041. Seller may declare this Contract forfeited and terminated, and upon such declaration, all right, title and interest of Buyer in and to the Real Estate shall immediately ceuse and Buyer shall then be considered as a tenant holding over without permission and Seller shall be entitled to re-enter and take immediate possession of the Real Estate and to eject Buyer and all persons claiming under him. Further, Seller shall have the right to institute legal action to have this Contract forfeited and terminated and to recover from Buyer all or any of the following:

(a) possession of the Real Estate;

- (h) any payment due and impaid at the time of filing of the action and becoming due and unpaid from that time until possession of the Real Estate is recovered;
- (c) interest on the Unpaid Purchase Price from the last date to which interest was paid until judgment or possession is recovered by Seller, whichever shall occur first; provided, however, that this shall not be construed as allowing Seller to recover any interest which would be included under Subsection 9.041 (b) above;
- (d) due and unpaid real estate taxes, assessments, charges and penalties which Buyer is obligated to pay under this Contract:
  - (e) premiums due and unpaid for insurance which Buyer is obligated to provide under this Contract;
- (f) the reasonable cost of repair of any physical damage or waste to the Real Estate other than damage caused by ordinary wear and tear and acts of God or public authorities; and
- (g) any other amounts which Buyer is obligated to pay under this Contract; or
- 9.042. Seller may declare all of the sums secured by this Contract to be immediately due and payable, and Seller may institute legal action to recover same. When all of such sums are paid to Seller, Seller shall convey or cause to be conveyed to Buyer, by Warranty Deed, the Real Estate subject to restrictions and ensements of record as of the date of this Contract and all taxes and assessments which are Buyer's obligation.

9.043. In the event Buyer has substantial equity in the Real Estate when an Event of Default occurs, then this Contract shall

9.05. Seller's Additional Remedies. In addition to the remedies set forth above, upon the occurrence of an Event of Default Seller shall be entitled to:

- (a) Retain (without prejudice to his right to recover any other sums from auyer, or to have any other remedy under this Contract), as an agreed payment for Buyer's use of the Real Estate prior to the Event of Default, all payments made by Buyer to Seller and all sums received by Seller as proceeds of insurance or as other benefits or considerations pursuant to this Contract.
- (b) Request that a receiver be appointed over the Real Estate in accordance with Indiana law providing for real estate mortgage foreclosures.
  - (c) Enforce any right without relief from valuation or appraisement laws.

### Section 10. Selier's Default and Buyer's Remedies.

Before med a Notary Public in and for said County and State, on this

WITNESS my hand and Notarial.Seal.

personally appeared.

10.01. If Seller fails to convey the Real Estate as required by this Contract, Buyer may institute legal action against Seller for specific performance, in which case Seller hereby acknowledges that an adequate remedy for default in such case does not exist at law; or Buyer may pursue such other remedy as is available at law or in equity.

10.02. If, after seven (7) days notice from Buyer, Seller fails to make any payment required of him under this Contract or to perform or observe any other of his covenants or agreements, Buyer shall be entitled to institute legal action against Seller for such relief as may be available at law or in equity. Nothing in this subsection shall interfere with or affect Buyer's right to any reduction, set-off or credit to which Buyer may be entitled in the event of Seller's failure to pay amounts required of him pursuant to this Contract.

### Section 11. General Agreements.

- 11.01. If Seller consists of more than one person, the persons signing this Contract as Seller shall be jointly and severally bound.
- 11.02. If Buyer consists of more than one person, the persons signing this Contract as Buyer shall be jointly and severally bound.
- 11.03. Use of the masculine gender in this Contract shall comprehend; as appropriate, the feminine gender or the neuter gender as well.
- 11.04. A memorandum of this Contract may be recorded and shall be adequate notice of the provisions of this Contract as though the entire instrument had been recorded.
- 11:05. Each party is entitled to recover his reasonable attorney fees, costs, and expenses incurred by reason of enforcing his rights hereunder, including the expenses of preparing any notice of delinquency, whether or not any legal action is instituted.
- 11.06. For purposes of listing the Real Estate for sale by Buyer, Buyer, Buyer, Buyer, be deemed to be the "fee titleholder" as this term is used in the Indiana; Real Estate Jeense Laws.
- used in the Indiana Real Estate License Laws. The profile ty of the Indiana Real Estate License Laws.

  11.07. The failure or omission of either party to enforce any of the right of remedies upon any breach of any of the covenants, terms or conditions of this Contract shall not have or abridge uny of this rights or remedies upon any subsequent default.
- 11.08. Any notices to be given hereunder shall be in writing and deemed sufficiently given when (1) served on the person to be notified; or (2) placed in an envelope directed to the person to be notified at his last known address and deposited in a United States Post Office mail box, postage prepaid.

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Section 12: Additional (	Covenants		A PARKE			400000
	Sad	Addundum	to Contrac	t attach	ьd	
						: .
						<i>'</i> :
IN-WITNESS WHERE	OF. Seller and Bu	ver have execute	d this contract in	duplicate on the I	hirtieth	day of
December	, , ,		CE			
D	70, 19		/ Å	Colombia Constitution		
Marringer	1. Dalla	Mounts.	Whomas:	M. Wisaiewsk	120	WISD.
Warren Roger Sc	nater	SELECTION	Viele	hi Lae	BU	YER
		SELLER	Hector	Saenz	BU	YER
STATE OF INDIANA				Ç		
COUNTY OF LAKE		2	SS:	December		89
Before me, a Notary Public in a personally applaced: Watte	nd for said County ar n Roger Schaf	d State, on this er Thomas M	Oth . Wisniewski	and Hector Sa	enz	.19. 🖳
CORE OF STREET		***			λ,	
ALL OF MALES AND	of the above and f oldrial Scal.	foregoing Contract	or Conditional Sale	of Real Estate to be hi	s voluntary, act and T	deed.
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The Market Marke	evember 20, 1	1992 <sup>-</sup>	Peggy L. Al	ALOFFE LAME,	Notary Public	r County
May continuitation at pare	1.7		Resident of Asset	The state of the s	and the second s	T-County
COUNTY OF	A sale		SSi			
The state of the s	;	•				

My commission expires: Resident of County

This Instrument was prepared by COPYRIGHT ALLEN COUNTY INDIANA BAR ASSOCIATION (DEC 82)

and acknowledged the execution of the above and foregoing Contract for Conditional Sale of Real Estate to be his voluntary act and deed.

# ADDENDUM TO CONTRACT

The following additional covenants shall constitute an addendum to the contract entered into by and between Warren Roger Schafer "Seller", and Thomas M. Wisniewski and Hector Saenz "Buyers" dated December 30, 1989, for the purchase of real estate commonly known as 3501 Fir Street, East Chicago, Indiana.

# SECTION 12. ADDITIONAL COVENANTS

- 12.01 Insurance. It is agreed that at closing Seller shall assign to Buyer the seller's present fire and extended coverage insurance policy and seller's present liability insurance policy without additional cost to Buyer and that said policies shall constitute compliance upon the part of the Buyer with the provisions of this contract. Buyer shall be entitled from time to time to obtain insurance coverages with other insurance companies subject to compliance with this paragraph.
- 12.02 Security Deposits. Seller shall transfer over to Buyer any security deposits. if Any, held for any tenants and Buyer shall assume the liabilty of Seller to refund sald security deposits is the property of
- the Lake County Recorder!

  12.03 Utilities. All utility charges which are the obligation of the Seller at closing for electricity, gas, sewer, and water charges shall be prorated to date of closing. Seller shall have meter readings made as near to to closing as possible, to be used as a basis for prorating these charges.
- 12.04 Leases. The Seller shall provide the Buyer with a complete list of the tenants and the number of the apartments each occupies along with any existing lease agreements in which the tenants are bound by
- 12.05 Rents. All rents collected for month of January shall be transferred and paid to Buyer and there will be no rent provation. Seller shall accompany Buyer to the City of East Chicago Housing Authority to assist with any paper work needed to transfer those tenants who are under the Housing Assistance Programs (Section 8).
- 12.06 Keys. All keys are to be transferred to Buyer at the time of closing.
- 12.07 Manner of Payment. Seller's Land Contract payment of \$364.97 will be paid to the original owner by the Buyers until Seller's contract is paid in full. This payment will be paid first from the Buyer's Land Contract payment of \$581.46. Buyer shall provide proof of payment to Seller.

ORIGINAL OWNER'S ADDRESS:
Jan Kawalik
1201 Tryon Circle
Springfield, FL 34606

SELLER'S ADDRESS: Warren Roger Schafer 3927 Wicker Highland, IN 46322 12.08 - Taxes. The prorated taxes shall be paid in May. Seller's portion of the prorated taxes, which is approximately one month, shall be paid from the Buyer's monthly land contract mortgage payment.

Thomas M. Wisniewski (Buyer)

Warren Roger Schafer (Selle

Hector Saenz

(Buyer)

Document is

NOT OFFICIAL!

The aførementioned "Contract for conditional cale of real estate" is subject to all obligations as described in the attached unrecorded contract for conditional sale of real estate!

