

7221 W 143rd Ave
Cedar Lake Ind 46303

02007232

REAL ESTATE CONTRACT

This contract made and entered into by and between Dorothy M. Guritz and Lester L. Guritz and Norma L. Sark and Clyde Sark, SELLERS, and Michael Warczynski and Tammy Valois, BUYERS.

Sellers hereby agree to and do sell to Buyers, and Buyers agree to and do purchase from Sellers, the following described Real Estate, including any improvements now or hereafter located thereon in Lake County, Indiana:

The North 100 feet of Lot 26, "Idlewild", to the Town of Cedar Lake, Indiana, as shown in Plat Book 2, page 81, in Lake County, Indiana, situated in the County of Lake in the State of Indiana;

The address for said property is:
7221 West 143rd Ave - Cedar Lake, Indiana 46303

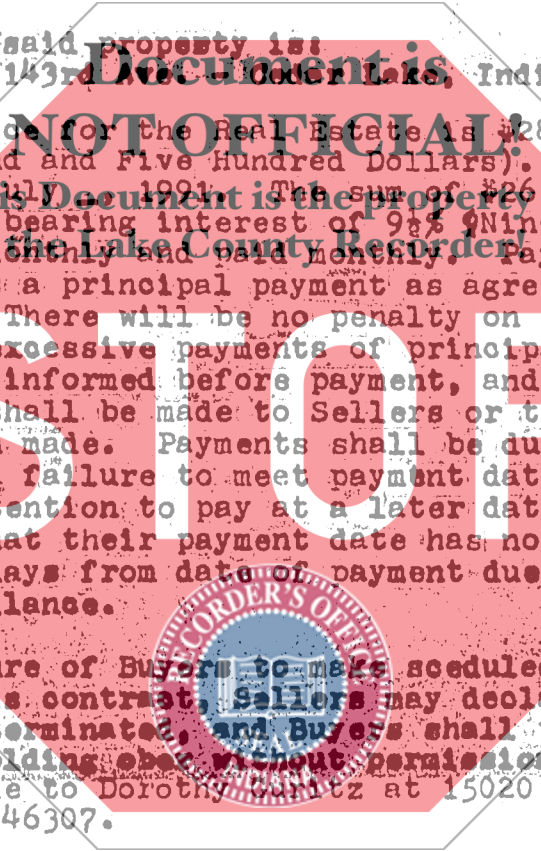
The Purchase Price for the Real Estate is \$28,500.00, (Twenty Eight Thousand and Five Hundred Dollars). The sum of \$2000.00 to be paid July 1, 1991. The sum of \$26,500.00 shall be computed monthly, bearing interest of 9 1/2% (Nine and one-half per cent), computed monthly and paid monthly. Payment shall consist of interest plus a principal payment as agreed upon by both Sellers and Buyers. There will be no penalty on extra payments. However, in case of excessive payments of principal, Buyers agree that Sellers will be informed before payment, and wait for Sellers to agree. Payments shall be made to Sellers or their Heirs until full payment has been made. Payments shall be due the 1st of each month. If there is a failure to meet payment date, Buyers shall notify Sellers of intention to pay at a later date, and Sellers will notify Buyers that their payment date has not been met, and Buyers will have 60 days from date of payment due. Interest will continue on unpaid balance.

In case of failure of Buyers to make scheduled payments, or break any part of this contract, Sellers may declare this contract forfeited and terminated, and Buyers shall then be considered as tenants holding over without permission. Payments shall be made to Dorothy Guritz at 15020 Iowa St. Crown Point, Indiana 46307.

Buyers shall be responsible for the insurance premiums. Sellers shall hold the fire insurance and liability insurance policies during the term of this contract and shall be named as insureds in such policies.

Sellers agree to pay the real estate taxes for the first (6) six months of 1991 payable in 1992. Buyers will pay the real estate taxes for the last (6) six months of 1991 payable in 1992. Buyers assume and agree to pay the taxes for all subsequent years.

Sellers agree to any improvements made to house, garage, and property as long as all expenses are paid in full, and no liens are made to said property. Buyers agree to show proof of payments for any and all improvements, upon request.



STATE OF INDIANA
LAKE COUNTY
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FEB 4 1992

Ray N. Anton
AUDITOR LAKE COUNTY

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Said property shall not be used as rental property, unless there is agreement of all parties. If said property is sold, the remaining principal shall be paid in full plus any interests due.

Upon full payment for said Real Estate, Sellers agree to furnish Buyers a Warranty Deed, or any other document that is required to show that the property is free and clear of any claims.

Buyers assume all risk and responsibility for accident or damage to person or property arising from the use of, or in or about the real estate.

The Heirs of Sellers will treat this contract as legal and binding.



IN WITNESS WHEREOF, SELLERS AND BUYERS HAVE EXECUTED THIS CONTRACT IN TRIPLICATE ON THIS 31 DAY OF July 1991.

Lester L. Guritz
Lester L. Guritz

Michael Warczynski
Michael Warczynski

Dorothy M. Guritz
Dorothy M. Guritz

Tammy Valois
Tammy Valois

Clyde Sark
Clyde Sark

Norma Sark
Norma Sark

Document is
NOT OFFICIAL!

State of Indiana, County of Lake:

This Document is the property of the Lake County Recorder!
Before me, a Notary Public in and for said County and State, on this 27 day of July 1991, personally appeared Lester L. Guritz and Dorothy M. Guritz, and acknowledged the execution of the above and foregoing Real Estate Contract to be their voluntary act and deed.

WITNESS my hand and Notarial Seal.

My commission expires: 2-16-94

Edward C. O'Brien
Notary Public

State of Indiana, County of Lake:

Before me, a Notary Public in and for said County and State, on this 1 day of Aug 1991, personally appeared Clyde Sark and Norma L. Sark, and acknowledged the execution of the above and foregoing Real Estate Contract to be their voluntary act and deed.

WITNESS my hand and Notarial Seal.

My commission expires: 10-25-92

Mary J. Seal
Notary Public

State of Indiana, County of Lake:

Before me, a Notary Public in and for said County and State, on this 29 day of July 1991, personally appeared Michael Warczynski and Tammy Valois, and acknowledged the execution of the above and foregoing Real Estate Contract to be their voluntary act and deed.

WITNESS my hand and Notarial seal.

My commission expires: 12-13-93

Joan Wilbur
Notary Public
LAKE CO - RESIDENT