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4660 Surfside
July 16408

CONTRACT

This indenture entered herein between Tillie J. Arant and Mary M. Hales, herein designated as the seller, and Anthony F. Kurek and Michelle Kurek, herein designated as the purchasers.

WITNESS:

The party of the first part, herein known as the seller, agrees to sell the premises Lots 15 and 16, Block 14, Hosford's Park as shown in Plat Book 3, page 27, in Lake County, Indiana and Lot 17, in Block 14, Hosford's Park as shown in Plat Book 3, page 27 in the Recorder's Office of Lake County, Indiana.

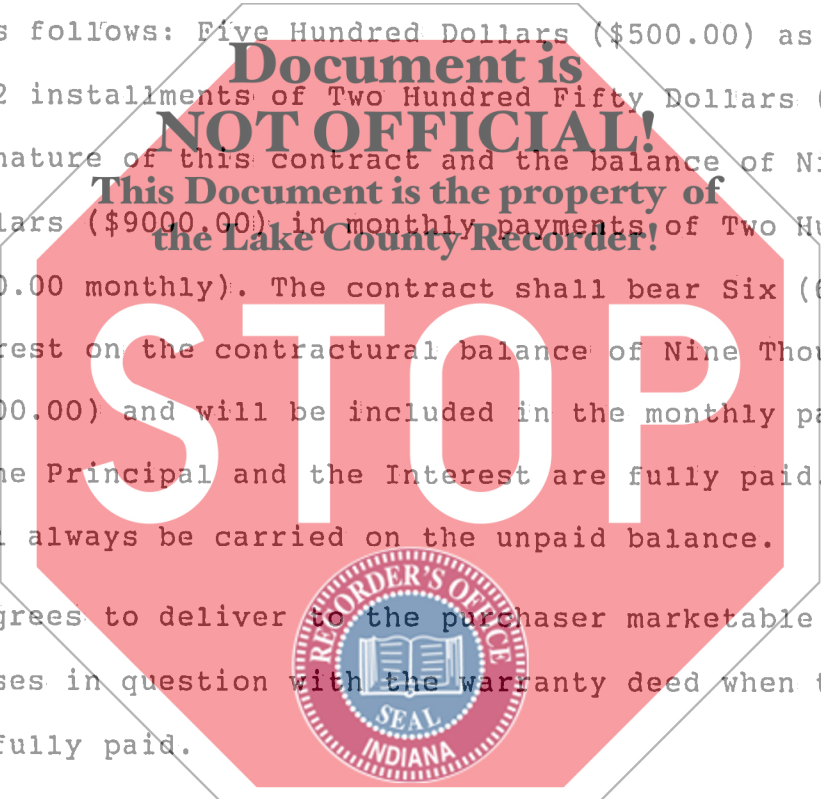
The consideration for the premises in question together with all appurtenances is Nine Thousand Five Hundred dollars (\$9,500.00):

To be paid as follows: Five Hundred Dollars (\$500.00) as down payment, in 2 installments of Two Hundred Fifty Dollars (\$250.00) upon the signature of this contract and the balance of Nine Thousand Dollars (\$9000.00) in monthly payments of Two Hundred Dollars (\$200.00 monthly). The contract shall bear Six (6%) percent Interest on the contractual balance of Nine Thousand Dollars (\$9000.00) and will be included in the monthly payments until both the Principal and the Interest are fully paid. The Interest will always be carried on the unpaid balance.

The seller agrees to deliver to the purchaser marketable title to the premises in question with the warranty deed when this contract is fully paid.

The purchaser herein agrees to pay taxes and insurance on the premises in question. Taxes for the year 1991 due and payable in 1992.

The purchaser further understands and agrees that time is the essence of this contract; and that in case the purchasers herein shall fail or refuse to make anyone or more payments herein provided for or any portion thereof or shall fail to comply with any one of the covenants herein contained to be complied with by the purchasers within ninety (90) days from the time of the maturity itself, then in either, (continued on page two)



STATE OF INDIANA/S.S.HQ.
LAKE COUNTY
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ROBERT L. STEPHENSON
CLERK

FILED

MAR 2 1992

Gene N. Anton
AUDITOR LAKE COUNTY

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or all of such cases this contract shall cease and terminate without notice or demand, in which case the seller herein shall be entitled to the immediate possession of the property herein sold; and the money so expended shall be regarded as rent for the use of the premises and the seller.

The purchaser has been advised the property herein described is being sold "as is." Due to advanced age of the house, prolonged vacancy and deterioration as result of weather, the original price was reduced to compensate for condition at time of purchase.

The purchaser has been notified the property is not currently insured, therefore care has been recommended in plans for repairs as seller will not accept responsibility for injuries or problems encountered.

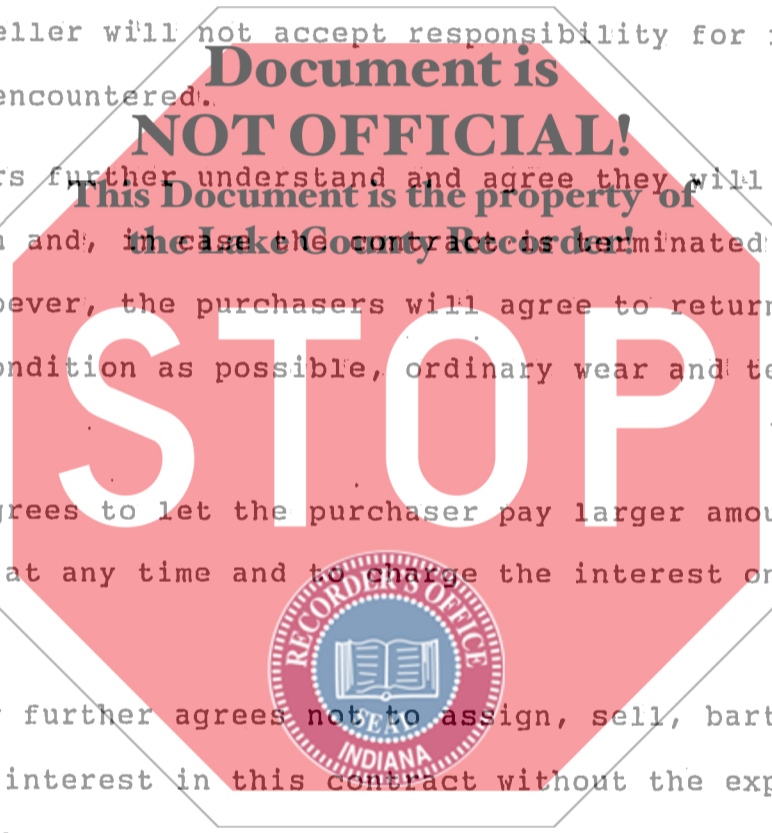
The purchasers further understand and agree they will not commit waste thereon and, in case the contract is terminated for any reason whatsoever, the purchasers will agree to return property in as good condition as possible, ordinary wear and tear excepted.

The seller agrees to let the purchaser pay larger amounts on the contract at any time and to charge the interest on the balance only.

The purchaser further agrees not to assign, sell, barter or exchange his interest in this contract without the express approval of the seller.

The seller agrees that the purchasers are entitled to the immediate possession of the premises upon the signing of the contract. For in consideration of the above premises and covenants set forth, the purchaser agrees to buy and the seller agrees to sell the property on the terms and conditions herein set forth. These terms shall be binding upon the parties thereto, their respective heirs, executors, administrators and assign.

The title seller agrees to deliver to the purchaser a warranty deed conveying the title to the premises, (continued on page three)



in question together with a guarantee title policy brought down to date of the conveyance evidencing such marketable title in the seller at such time this contract is fully paid.

IN WITNESS WHEREOF the parties have set their hands and seals.

Payments to be made on the 15th of the month by the purchaser, but not later than the 25th of each month at the place designated by the seller which must be in Lake County, Indiana. The present designation is 5075 Hayes St., Gary, Indiana 46408.

Mary M. Hales

(SELLER)

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Anthony J. Kurek


(PURCHASER)

Michelle Kurek

(PURCHASER)

Sept. 14, 1991

(DATE)



County of Lake
State of Indiana
Brought before me this
23rd day of Sept. 1991.
My Commission expires 1-29-95.
Jeanette M. Parnick
Notary Public