

3157 Roosevelt Pl
Gary, Ind 46408

92027277 CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this 1 ST day of MAY in the year 1992, by and between SAMUEL POLK SR & PEARLIE M. POLK HUSBAND AND WIFE of the County of LAKE and State of INDIANA, party of the first part, and SAMUEL POLK JR, & CASSANDRA POLK 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: THE EAST 40.64 FEET OF LOT 3 IN BLOCK 3 IN SOUTH LAND COMPANY'S LITTLE FARMS ADDITION TO GARY. AS PER PLATE THERE OF RECORDED IN PLATE BOOK 14, PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, IN COMMONLY KNOWN AS: 909 EAST 41ST AVENUE.
KEY 45-333-Y

FILED

APR 30 1992

Document is Not Official situated in the County of LAKE in the State of INDIANA for the sum of TWENTY SIX THOUSAND, FIVE HUNDRED FIFTY/100 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 1ST day of MAY 1992. The said party of the first part also agrees on or before the 11TH day of MAY 1992, to furnish to the party of the second part a complete abstract of title to said premises brought down to APR 30 1992, certified to by a competent abstractor, showing title to the said premises, free and clear of any and all encumbrances save and except \$250.00 PER MONTH MUST BE PAID UNTIL \$26,550 IS PAID IN FULL. THE SECOND PARTY THE OPTION TO PAY OFF THE BALANCE AT ANY TIME DURING THE DURATION OF THE CONTRACT.

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 1992 are to be paid by the said party of the SECOND part. Possession of said premises is to be delivered to the said party of the second part on or before the 11TH day of MAY 1992.

On his part, the said party of the second part agrees to pay the sum of 250-00 PER MONTH TWO HUNDRED FIFTY AND 0/100 DOLLARS in manner following 1.071.06 FOR TAX FOR 1991 PAYABLE 1992 Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: ALL INSURANCE MUST BE PAYED BY THE SECOND PARTY WHEN IT COME DUE.

and the remainder in cash upon the _____ day of _____ 19____, 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: Ellie M. Rose Samuel Polk (Seal.)
Nancy Burke Samuel Polk Jr (Seal.)
8-12-1995 Pearlie Polk (Seal.)
Cassandra Polk (Seal.)

This instrument prepared by: 8-12-1995

1969