

8753 Matthews Ln
Crown Point, IN 46307

3

CONTRACT FOR SALE OF REAL ESTATE

92036440

THIS CONTRACT MADE AND ENTERED INTO by and between: JOSEPH ~~T.~~^{MS} GONZALES and ROBERT E. GONZALES father and SON (hereinafter called "seller") and MARC D. SOKOL and ANNE SOKOL, husband and wife as joint tenants, (hereinafter called buyer). Seller hereby agrees to convey the following described property to buyer in the event buyer fully performs terms contained herein.

FILED

JUN 5 1992

1. DESCRIPTION OF PROPERTY

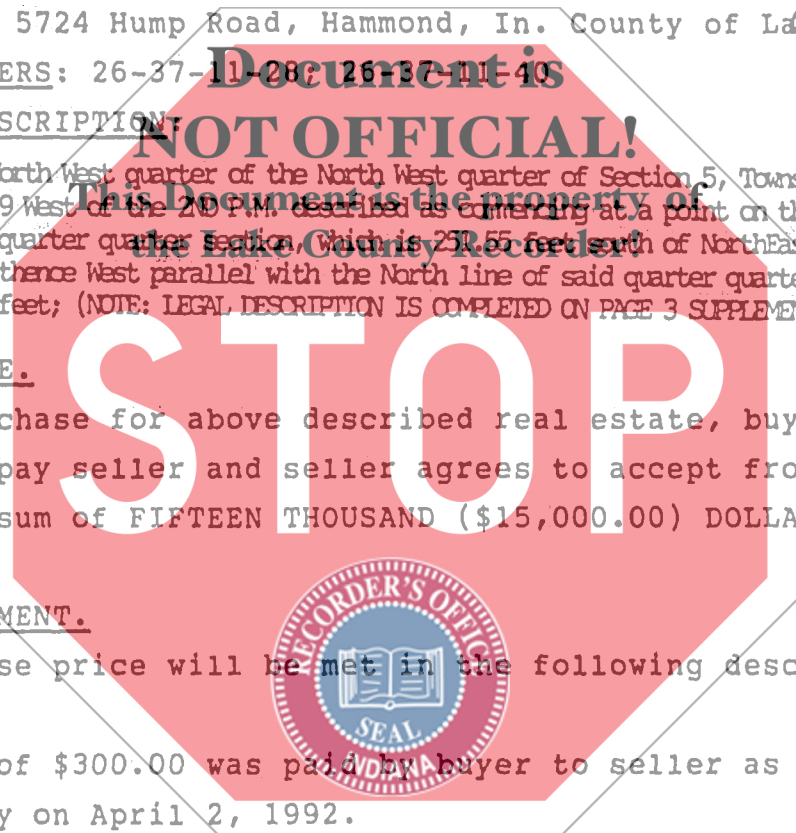
a. 5722 and 5724 Hump Road, Hammond, In. County of Lake

Alex N. Antonio
AUDITOR LAKE COUNTY

b. KEY NUMBERS: 26-37-11-287-26-37-111-40

c. LEGAL DESCRIPTION:

Part of the North West quarter of the North West quarter of Section 5, Township 36 North, Range 9 West of the 2nd P.M. described as commencing at a point on the east line of said quarter quarter section, which is 231.55 feet south of North East corner thereof, thence West parallel with the North line of said quarter quarter section, 144.45 feet; (NOTE: LEGAL DESCRIPTION IS COMPLETED ON PAGE 3 SUPPLEMENT)



2. PURCHASE PRICE.

As the purchase for above described real estate, buyer agrees to pay seller and seller agrees to accept from buyer the sum of FIFTEEN THOUSAND (\$15,000.00) DOLLARS.

ROBERT E. GONZALES AND ANNE SOKOL

JUN 5 3 02 PM '92

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

3. MANNER OF PAYMENT.

The purchase price will be met in the following described manner.

a. The sum of \$300.00 was paid by buyer to seller as earnest money on April 2, 1992.

b. The sum of \$4,700.00 was paid by buyer to seller at the time of delivery and signing of this contract leaving an amount of TEN THOUSAND (\$10,000.00) DOLLARS owed by buyer to seller.

c. PAYMENT OF THE TEN THOUSAND DOLLARS.

The sum of TWO HUNDRED AND TEN (\$210.00) DOLLARS shall be paid monthly (two hundred dollars representing principal and ten dollars representing a monthly 5% interest charge) beginning the 15th day of May, 1992 and on the same day of each month thereafter, until the remainder of purchase price has been paid in full.

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d. PREPAYMENT OF PURCHASE PRICE.

Buyer shall have the privilege of paying without penalty at any time, any sum or sums in addition to the payment described above.

4. TAXES.

The parties agree that seller shall pay taxes due in May 1992 for 1991 and any taxes either Federal, State, City, or County due to date. Buyer shall then pay subsequent taxes due on real estate.

5. INSURANCE.

Buyer agrees to keep property and improvements insured for an amount not less than the balance of the purchase price due herein.

6. POSSESSION.

Seller shall deliver to buyer full and complete possession of real estate upon signing of this contract with one exception addressed in sub-topic (a) below.

a. Buyer agrees that current occupant of 5724 Hump Road, Gerry Gonzales has thirty five (35) days from signing of this contract to relocate from this property after which an fifteen (15.00) dollar a day fee will be charged and collected daily.

7. SELLER WARRANTY.

Seller hereby warrants to buyer that seller has good marketable title to real estate free and clear of all liens, judgements and leases except that of current taxes which have been addressed in topic four (4) of this contract.

8. GENERAL AGREEMENT OF BOTH PARTIES.

All covenants herein shall extend to and be obligatory on the heirs, personal representatives, successors and assigns of all parties signing this contract.

IN WITNESS WHEREOF, THE SELLER AND BUYER ARE IN AGREEMENT OF EVERYTHING STATED HEREIN AND HAVE EXECUTED THIS INSTRUMENT IN DUPLICATE ON THE 6 DAY OF MAY, 1992.

BUYER Maria Lopez

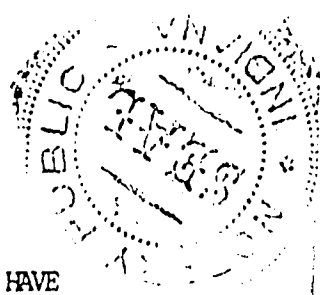
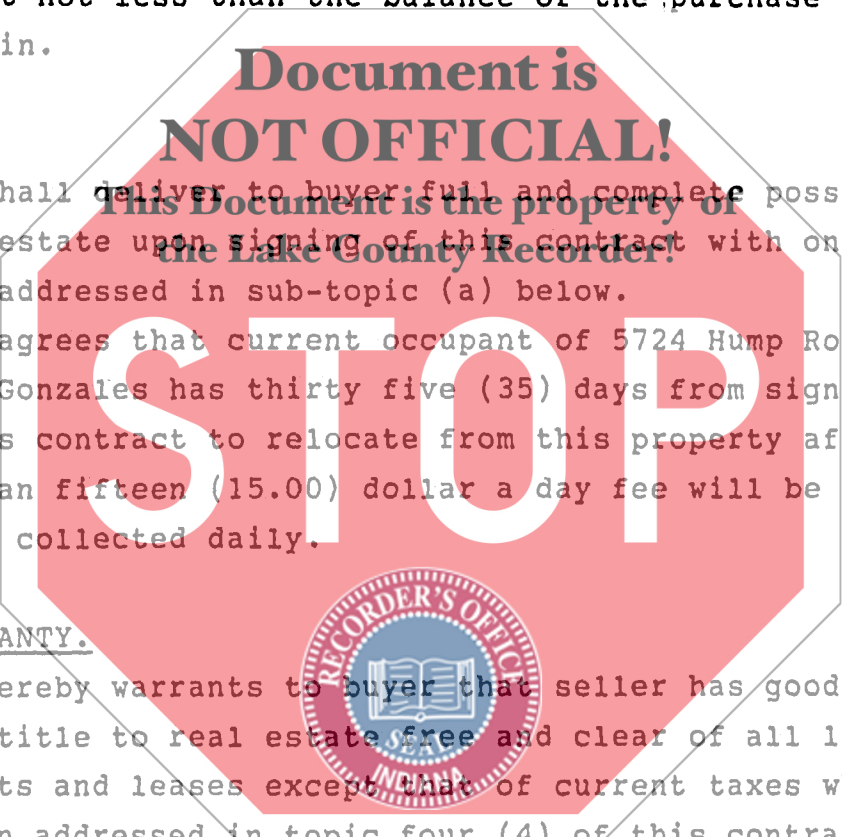
SELLER Joseph Gonzalez

BUYER Anne Lopez

SELLER Robert Lopez

Porter County

Robert Lopez My Commission Expires 6-19-93
SIGNED BEFORE ME THIS 6th DAY OF MAY 1992



THIS IS THE PAGE THREE SUPPLEMENT TO THIS CONTRACT CONTAINING ONLY THE COMPLETED CONTINUED LEGAL DESCRIPTION OF REAL ESTATE FROM TOPIC 1, SUB-TOPIC c. ON THE FIRST PAGE OF THIS CONTRACT FOR SALE OF REAL ESTATE.

Thence South parallel with said East line 100 feet; thence east 144.45 feet to the East line of said quarter quarter section North along said east line 100 feet to the place of beginning in the city of Hammond, Lake County, IN. commonly known as 5722-24 Hump Road, Hammond, IN, 46324.



Document prepared by buyers, Anne Sokol & Marc Sokol