

MEMORANDUM OF CONTRACT

92022671

THIS AGREEMENT, made and entered into this 5th day of June, 1992 by and between JOHN KOVAL and MARIA E. KOVAL (Vendor) and DERRICK M. KELLY (Purchaser) WITNESSETH: a/k/a Maria Koval

IN CONSIDERATION of One Dollars (\$1) and other valuable consideration paid by the Purchaser to the Vendor, the Vendor hereby sells to the Purchaser and the Purchaser hereby buys from Vendor, pursuant to the terms and conditions set forth in a certain Land Contract of the date herewith, the terms of which are hereby incorporated herein by reference, the following described real estate situated in Lake County, Indiana:

- A. Part of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 36 North, Range 8 West of the 2nd P.M. in the City of Gary, Lake County, Indiana, described as follows:

Document is NOT OFFICIAL!
 Beginning at the intersection of the West line of said 1/4 1/4 section with the South right of way line of the Elgin, Joliet and Eastern Railway Company; thence South 117 feet 6 inches, thence East 165 feet to the point of beginning of the tract herein described; thence North 117 feet 6 inches to a point on said South right of way line; thence East 344 feet 9 inches, more or less, to the West line of Meadowland Manor Unit No. 1, as shown in Plat Book 31 page 91; thence South along said West line 117 feet 6 inches; thence West 344 feet 9 inches, more or less, to the point of beginning. Said real estate shall be subject to an easement on the South 1/4 1/4 feet thereof for roadway purposes for egress and ingress and utility easements. Said easement being appurtenant to and shall run with the title of Parcel #3, on the attached plat of survey, signed by the parties hereto.

Key No: 40-89-13

COMMON ADDRESS: 5201 Broadway, Gary, Lake County, IN

- B. The car wash business including all buildings, equipment, machinery, signs, spare parts, inventory, fixtures and shed pertaining to said business and business good will but not the name "J&M Car Wash", is included in this contract of sale as part of the premises and not separate therefrom, and a bill of sale will be executed by Seller to Buyer at the time of delivery of deed provided that payment of purchase price aforesaid plus interest is made in full and all covenants and conditions of this contract is performed in full.

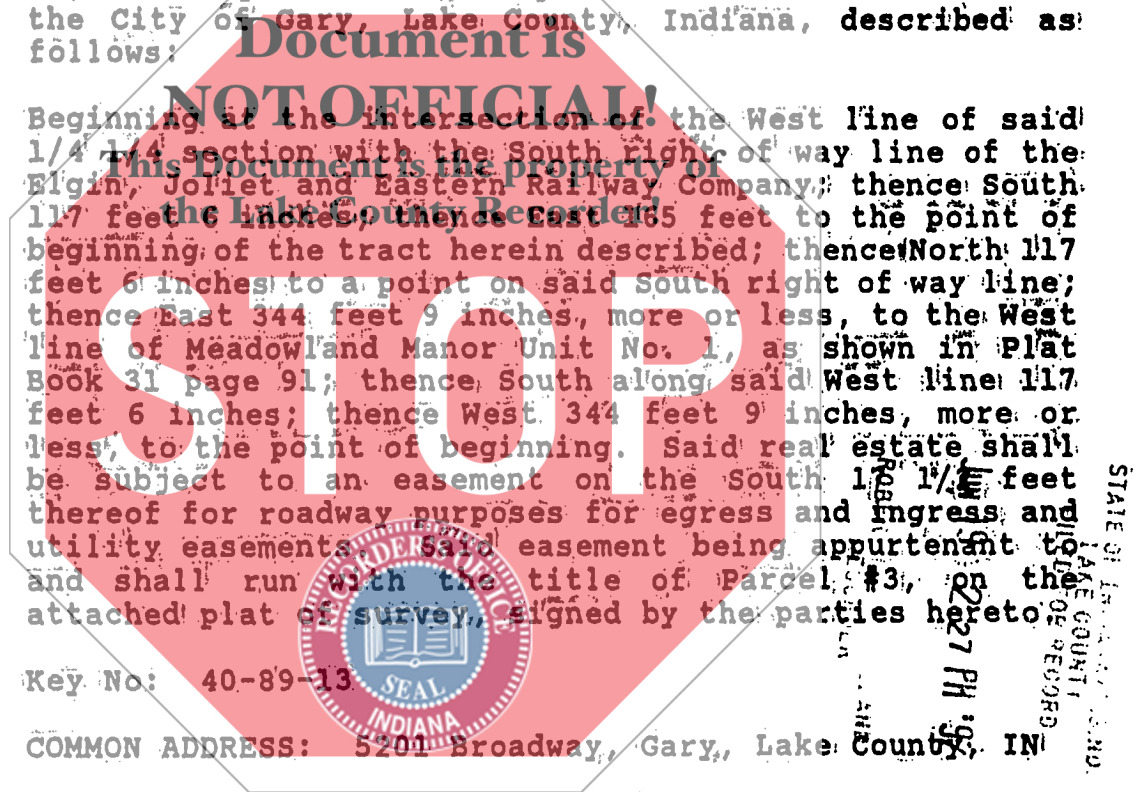
FILED

JUN 15 1992

Anna N. Anton
AUDITOR LAKE COUNTY

00733

*g.g.
J&M*



All of which is incorporated hereto and made a part hereof. IN WITNESS WHEREOF, Vendor and Purchaser have executed this instrument on this 5th day of June, 1992.

Derrick M. Kelly
DERRICK M. KELLY, PURCHASER

John Koval
JOHN KOVAL, VENDOR

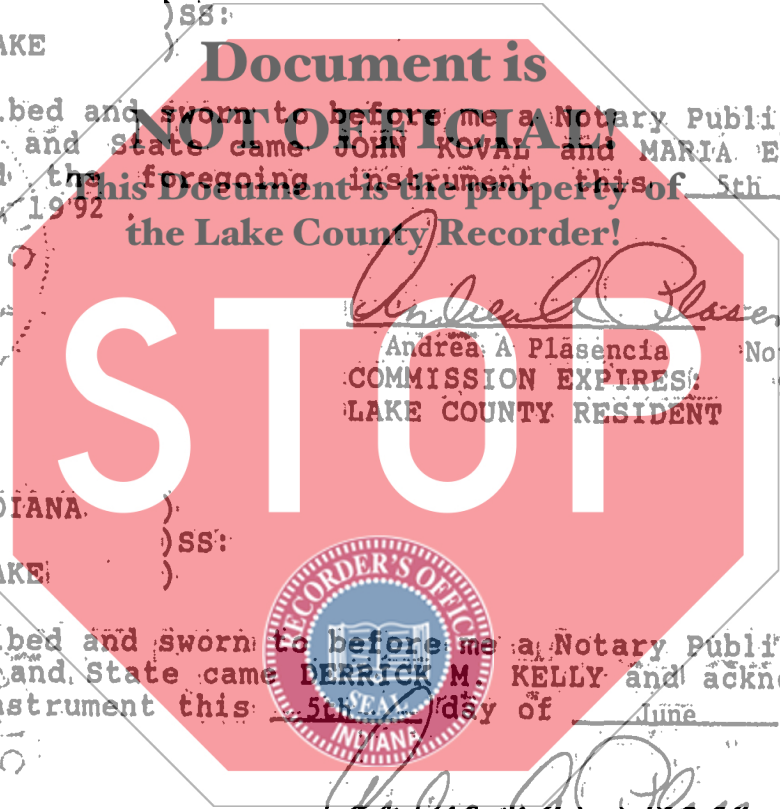
Maria E. Koval
MARIA E. KOVAL, VENDOR
a/k/a Maria Koval

STATE OF INDIANA)
COUNTY OF LAKE)

SS:

Subscribed and sworn to before me a Notary Public in and for said County and State came JOHN KOVAL and MARIA E. KOVAL and acknowledged the foregoing instrument this 5th day of June, 1992.

This Document is the property of the Lake County Recorder!



Andrea A. Plasencia
Andrea A. Plasencia Notary Public
COMMISSION EXPIRES: 9-17-93
LAKE COUNTY RESIDENT

STATE OF INDIANA)
COUNTY OF LAKE)

SS:

Subscribed and sworn to before me a Notary Public in and for said County and State came DERRICK M. KELLY and acknowledged the foregoing instrument this 5th day of June, 1992.

Andrea A. Plasencia
Andrea A. Plasencia Notary Public
COMMISSION EXPIRES: 9-17-93
LAKE COUNTY RESIDENT

Prepared by:

JOHN S. DULL
DULL & DUGGAN
8959 BROADWAY
MERRILLVILLE, IN 46410
219-769-2875