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1384 Van Buren  
Gary In  
46407

Paula Boles

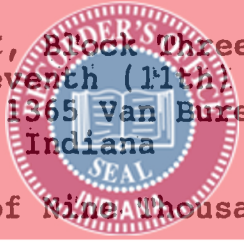
STATE OF INDIANA ) ss:  
LAKE COUNTY )

REAL ESTATE PURCHASE CONTRACT

THIS AGREEMENT MADE AND ENTERED INTO THIS 15<sup>th</sup> DAY OF SEPTEMBER, 1991, by and between PAULA BOLES and MERILYN MINOR, hereinafter known as "SELLERS" and JAMES KETEN, hereinafter known as "PURCHASER", WITNESSETH THAT:

For and in consideration of the money to be paid, and the covenants herewith expressed to be performed and fulfilled by the "PURCHASER", (payment of said money, and the prompt performance of said covenants being a condition precedent, and time being of the essence of said condition), the "SELLERS" do hereby agree to sell and do hereby sell, and the "PURCHASER" does hereby agree to purchase and does hereby purchase the following described real estate, which will be hereinafter known as "THE REAL ESTATE", to-wit:

Lot Seventeen (17), Block Three (3), in Gary Land Company's Eleventh (11th) Subdivision Commonly known as 1365 Van Buren Street, Gary, Lake County, Indiana



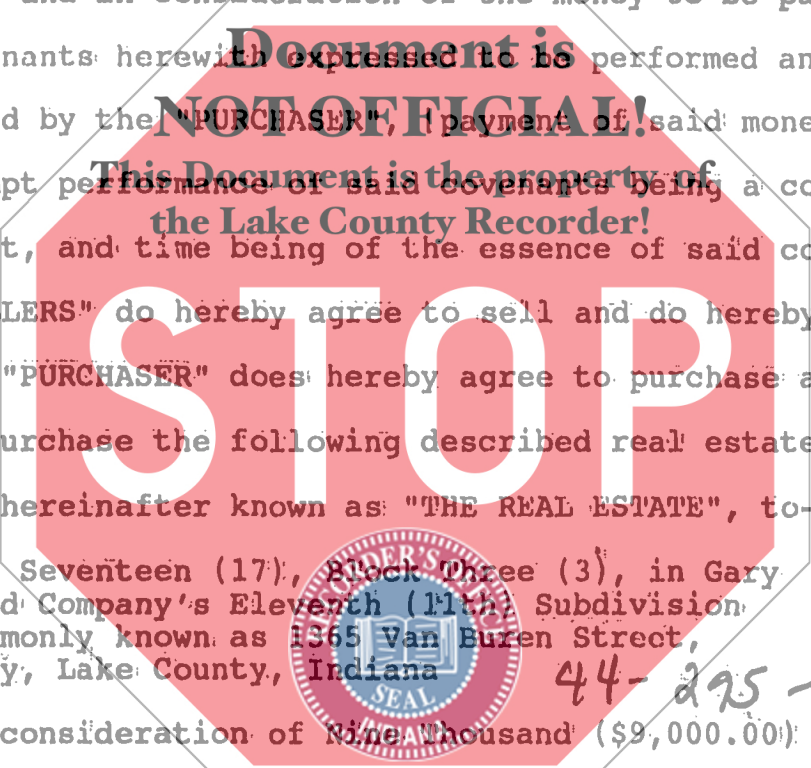
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for the consideration of Nine Thousand (\$9,000.00) Dollars upon the following terms and conditions, to-wit:

1. Said "PURCHASER" shall pay the sum of Two Hundred Fifty (\$250.00) Dollars per month, including interest, taxes and insurance.
2. It is understood that the interest, insurance and taxes shall be first deducted from all payments made and the remainder applied to reduce the principal balance.

Upon payment in full of this Contract by said

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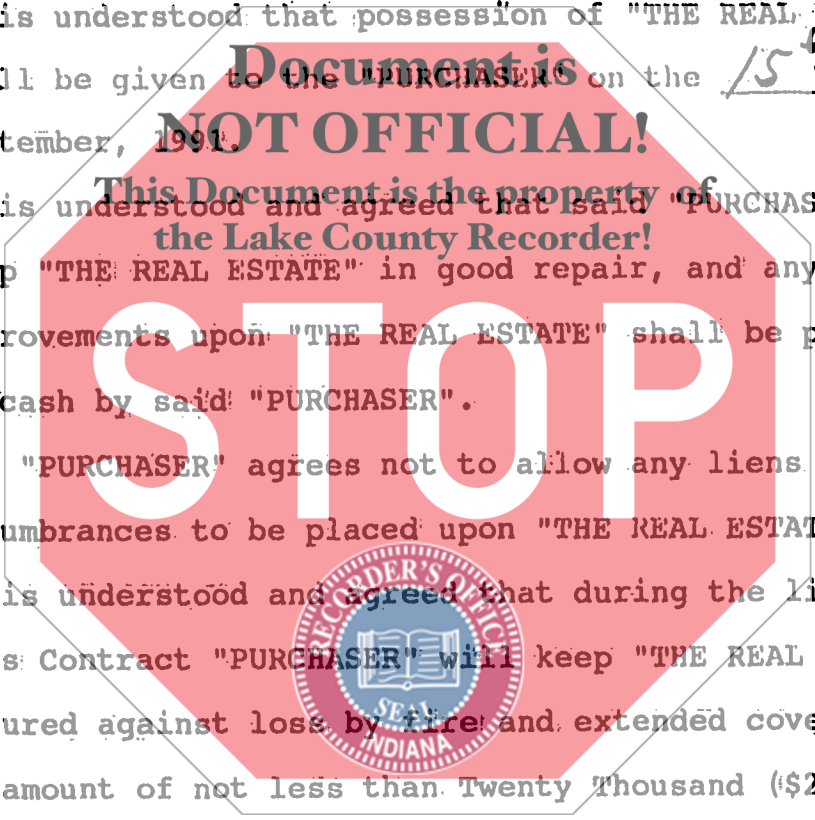
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Dated September 15<sup>th</sup>, 1991

"PURCHASER", the "SELLERS" agree to furnish a title policy together with a Warranty Deed, guaranteeing that said title is free and clear of defects to the date of said Contract.

3. It is understood that possession of "THE REAL ESTATE" shall be given to the "PURCHASER" on the 15<sup>th</sup> day of September, 1991.
4. It is understood and agreed that said "PURCHASER" shall keep "THE REAL ESTATE" in good repair, and any and all improvements upon "THE REAL ESTATE" shall be paid for in cash by said "PURCHASER".
5. The "PURCHASER" agrees not to allow any liens or encumbrances to be placed upon "THE REAL ESTATE".
6. It is understood and agreed that during the life of this Contract "PURCHASER" will keep "THE REAL ESTATE" insured against loss by fire and extended coverage in an amount of not less than Twenty Thousand (\$20,000.00) Dollars, said insurance to be paid by the "PURCHASER" and the policy shall carry clauses to protect, and pay to the "SELLERS" and the "PURCHASER", in the event of loss and/or damage, as their respective interest may appear.
7. The "PURCHASER" is hereby given the privilege of making payments in excess of the monthly amount heretofore mentioned and also given the privilege of paying off



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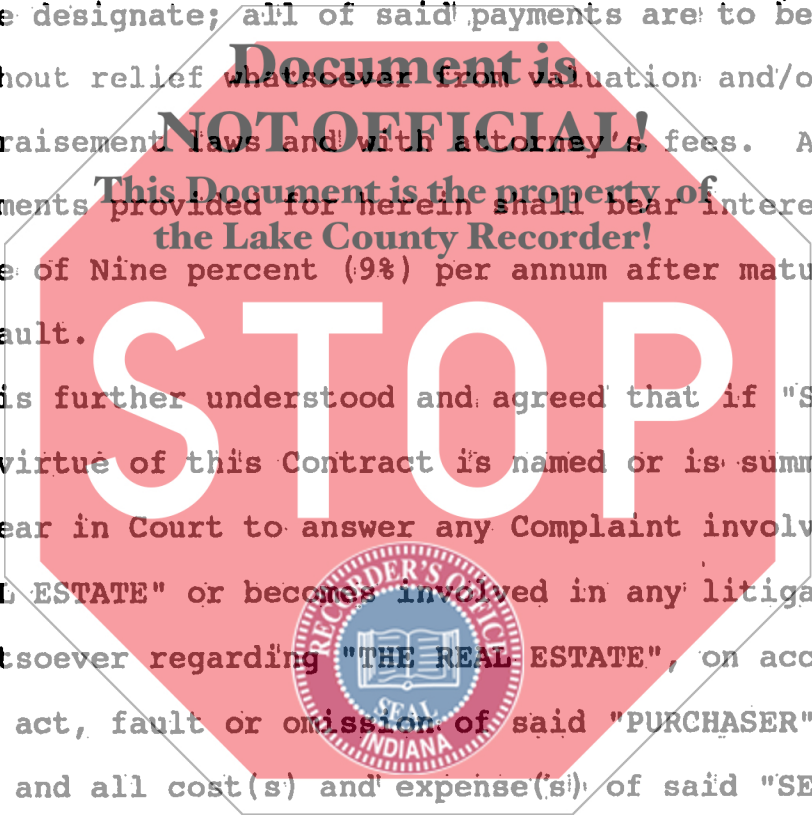
Dated September 15<sup>th</sup>, 1991

the balance of the principal at any time, without penalty.

8. All of the herein mentioned payments shall be made at such place or places as the "SELLERS" may from time to time designate; all of said payments are to be made without relief whatsoever from valuation and/or appraisement laws and with attorney's fees. All payments provided for herein shall bear interest at the rate of Nine percent (9%) per annum after maturity and default.

9. It is further understood and agreed that if "SELLERS", by virtue of this Contract is named or is summoned to appear in Court to answer any Complaint involving "THE REAL ESTATE" or becomes involved in any litigation whatsoever regarding "THE REAL ESTATE", on account of any act, fault or omission of said "PURCHASER", that any and all cost(s) and expense(s) of said "SELLERS" in reference thereto, including a reasonable attorney fee shall be and become as so much additional purchase price for "THE REAL ESTATE", and shall be paid by said "PURCHASER" in the manner provided herein for payment of the original purchase price.

10. It is further understood and agreed that default by said "PURCHASER" in complying with any one or more of the covenants herein contained or in making any of



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said payments provided for herein, and the continuance of said default for a period of Thirty (30) days, shall give the "SELLERS" the right to declare this Contract breached and forfeited without notice or demand and in such event any and all payments made hereunder up to and including the date of such default shall be taken and kept by said "SELLERS" as and for the rental of and use and occupation of "THE REAL ESTATE" and as liquidated damages for the breach of this Contract and "SELLERS" shall have the right to take immediate and unconditioned possession of "THE REAL ESTATE" and said "PURCHASER" specifically agrees to at once then vacate "THE REAL ESTATE" and surrender possession thereof to the "SELLER". The failure of said "SELLERS" to exercise such right upon any default hereunder shall not bar or abridge the right to do so upon any continuing or subsequent default, but said right shall continue throughout the life of this Contract.

11. It is mutually agreed by and between the "SELLERS" and the "PURCHASER" that the terms, covenants and conditions herein contained shall extend to and be binding alike, upon the parties hereto, their heirs, executors, administrators, and assigns.
12. That said "SELLERS" shall pay all real estate taxes

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as the same shall become due and add said taxes to the "PURCHASER'S" unpaid principal balance.

13. "PURCHASER" hereby acknowledges that "THE REAL ESTATE" is being sold to her in an "AS IN CONDITION" and that the purchase price has been so adjusted and the down payment eliminated to reflect said consideration.

14. The "PURCHASER" hereby acknowledges the receipt of a copy of this contract, duly executed.

IN WITNESS WHEREOF, the parties have hereunto set their

hands and seals in the City of Gary, State of Indiana, this

15<sup>th</sup> day of September, 1991.

Paula Boles  
PAULA BOLES, Seller

Marilyn Minor  
MERILYN MINOR, Seller

James Keten  
JAMES KETEN, Purchaser



Before Me, the undersigned, A Notary Public in and for the County and State, first above written, came PAULA BOLES, MERILYN MINOR, and JAMES KETEN, and acknowledged the voluntary execution of the foregoing Contract.

Witness my hand and notarial seal this 15<sup>th</sup> day of September, 1991

Bertha Sneed  
BERTHA SNEED

My Commission Expires: April 25, 1995  
RESIDENT: LAKE COUNTY, INDIANA

FILED

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Anna N. Anton  
AUDITOR LAKE COUNTY

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