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Land Contract

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27-168-12

This land contract has been executed this 31 day of July, 1992 by Henry E and Ella S Guidotti. (vendor) and Douglas B and Brenda K Venable. (purchaser)

Vendor hereby sells to purchaser, and purchaser hereby purchases from vendor, the following described real estate, together with all improvements thereon or belonging thereto, located in Lake County IN. Real estate being more particularly described as follows.

LOT No. 12, in BLOCK No. 5, as marked and laid down on the Recorded Plat of Wicker Park Manor, in the Town of Highland, Lake County Indiana, as the same appears of Record in Plat Book 25, in the Recorder's Office of Lake County, Indiana.

Commonly known as 8136 Wicker Park Drive, Highland IN. all upon the following terms and conditions.

1. Purchase price and Manner of payment.

(a) Purchase price shall be (Forty Thousand Dollars)

(b) Manner of payment: Purchase price shall be paid in the following manner.

(1). The sum of (NO MONEY DOWN) shall be paid upon execution and delivery of this contract to vendor by purchaser and vendor acknowledges receipt of such payment.

(2). The remaining balance of unpaid principal shall be paid to vendor by purchaser, together with interest at the rate of 8 % per annum in equal monthly installments of \$273.01 per month. Which installment payments shall commence on Sept. 1, 1992 and shall continue on the first day of each successive calendar month thereafter for 12 months until August 31, 1993 at which time the amount of \$39,665.80 shall be due in full.

2. Taxes and insurance

a. Purchaser shall pay the taxes on the real estate from the day of closing. Vendor to pay all taxes up to day of closing.

b. Insurance: Purchaser agrees to procure and maintain fire and extended coverage in an amount not less than the contract value.

3. Possession: Vendor shall give purchaser full and complete possession of real estate at closing.

4. General agreement of parties: This contract shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the parties.

(5) Recording: This agreement may be recorded by purchaser at purchasers expense.

In witness where of, vendor and purchaser have executed this instrument on this 31 day of July, 1992.

Buyer: Douglas B. Venable
DOUGLAS B. VENABLE

Seller: Henry E. Guidotti
HENRY E. GUIDOTTI

Buyer: Brenda K. Venable
BRENDA K. VENABLE

Seller: Ella S. Guidotti
ELLA S. GUIDOTTI



ROBERT E. ...
RECORDER

AUG 9 9 05 AM '92

STATE OF INDIANA'S COUNTY
LAKE COUNTY
FILED FOR RECORD

FILED

AUG 11 1992

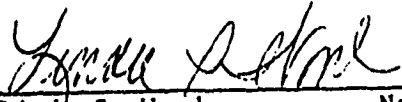
Anna M. Anton
AUDITOR LAKE COUNTY

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STATE OF INDIANA) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me by a Notary Public this 31st day of July, 1992.



Linda S. Wood

Notary Public

My commission expires: 10-17-94
County of Residence: Lake

This instrument was prepared by: Douglas B. Venable

