

260 N. FREEMONT  
LOWELL, IN  
46356

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92055145

REAL ESTATE CONTRACT

This contract is made and entered into by and between Dorothy M. Furitz, SELLERS, and John C. Lloyd and Genevieve L. Lloyd, BUYERS.

Sellers hereby agree to and do sell to Buyers, and Buyers agree to and do purchase from Sellers, the following described Real Estate, including any improvements now or hereafter located thereon in Lake County, Indiana: Key # 4-7-37

Part of the Northwest quarter of the Southeast quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., Commencing at the intersection of the North line of Illinois Street and the East line of Freemont Street and running thence East along the North line of Illinois Street 173.25 feet; thence North parallel with the East line of Freemont Street 57.75 feet; thence West parallel with the North line of Illinois Street 173.25 feet; thence East along the East line of Freemont Street 57.75 feet to the place of beginning, in the Town of Lowell, Lake County, Indiana.

**NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder.

The address for said property is 260 Freemont - Lowell, Indiana Indiana 46356

The Purchase Price for the Real Estate is \$38,000.00, (Thirty Eight Thousand Dollars). The sum of \$20,000.00 to be paid at the signing of this contract. The sum of \$18,000.00 shall be computed monthly, bearing interest of 8 1/2% (Eight and one-half) per cent. Payment shall consist of interest plus a principal payment as agreed upon by both Seller and Buyers. There will be no penalty on extra payments, however said property will not be paid up before 5 (Five) years. Buyers will be allowed three (3) months of non-payment in case of ill health or unemployment. Seller will be informed if this is the case. Interest will continue on unpaid balance.

In case of failure of Buyers to make scheduled payments, or break any part of this contract, Sellers may declare this contract forfeited and terminated, and Buyers shall then be considered as tenants holding over without permission.

Buyers shall be responsible for the insurance premiums. Sellers shall hold the fire insurance and liability insurance policies during the term of this contract and shall be named as insureds in such policies

Seller agrees to pay the real estate taxes for the first (7) seven months of 1992 payable in 1993. Buyers will pay the real estate taxes for the last (5) five months 1992 payable in 1993. Buyers assume and agree to pay the taxes for all subsequent years.

Buyers agree to the upkeep of said property and will be responsible for all payments of said upkeep, and no liens are to be placed on such.

AUG 31 1992

*Anna N. Anton*  
AUDITOR LAKE COUNTY

01827

STATE OF INDIANA  
LAKE COUNTY  
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Said property shall not be used as rental property, unless there is agreement of all parties. If said property is sold, the remaining principal shall be paid in full plus any interests due.

Upon full payment for said Real Estate, Seller agrees to furnish Buyers a Warranty Deed, or any other document that is required to show that the property is free and clear of any claims.

Buyers assume all risk and responsibility for accident or damage to person or property arising from the use of, or in or about the real estate.

The Heirs of the Seller will treat this contract as legal and binding. If the Seller is unable to receive payments, such payments will be made to Diane Hall.



IN WITNESS WHEREOF, SELLER AND BUYERS HAVE EXECUTED THIS CONTRACT ON THIS 13 DAY OF AUGUST 1992.

*Dorothy M. Guritz*  
Dorothy M. Guritz

*John C. Lloyd*  
John C. Lloyd

*Genevieve L. Lloyd*  
Genevieve L. Lloyd

STATE OF INDIANA, COUNTY OF LAKE:

Before me, a Notary Public in and for said County and State, on this 13 day of August 1992, personally appeared Dorothy M. Guritz, John C. Lloyd, and Genevieve L. Lloyd, and acknowledged the execution of the above and foregoing Real Estate Contract to be their voluntary act and deed.

WITNESS my hand and Notarial seal.  
My commission expires: 10/10/94

*Mary Elaine Osburn*  
Notary Public - MARY ELAINE OSBURN  
RESIDENT OF LAKE COUNTY