THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

# CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

93011497	SALE O	FREAL	ESTAT	provide principal Text report		(
THIS CONTRACT, m	ade and entered into by an	nd betweenJOHN	J. CAPPADORA			
				_ , (hereinafter c	alled "Seller"	) and
REGINALD L. JONES	and JEAN A. JONES,	Husband and W	ife	, (hereinaft	er called "Buy	yer''),
WITNESSETH:	and does sell to Buyer, and l					
	improvement or improvement estate, including improve			Lake eal Estate"):	······································	<del></del> ,
Lot 22 and the Addition to Ga and more commo	e East ½ of Lot 21, ary, as shown in Pla only known as 112 Wo	at Book 9, Page	23, in Lake C	County, Indi		
Fi	LED		45-208	-22		
Addition to Ga and more common FEE Anno	m A fem	ocument		or For	en Company Company	STATE OF THE
	IN LAKE OPUNTY	<b>OFFIC</b> ment is the p ce County Re	roperty of	CHE CHE		1
				,	. S	
1.01. The Purchase P	se Price and Manner of Price. As the purchase price housand Five Hundred	for the Real Estate,	Buyer agrees to pay		er agrees to ac	cept
1.02. The Manner of (a) The sum of	Payment. The purchase p	rice shall be paid in		ier:	,750.00	
	delivery of this Contract.'I be price in the sum of housand Seven Hundre			- 170παιδ (φ		paid
That amount, as it is reby payments and expe	educed by payments and ex uses of Seller properly mad	penses of Buyer prop le and incurred und	erly credited under this Contract, is b	this Contract, an vereinafter called	l the "Unpaid	Pur-
	chase Price shall bear interc					
Seller are added to the	we from the date of th <mark>is Cor</mark> Unpaid Purchase Price pw	rsuant to this Contr	act, as may be appli	icable.	-	
(c) The Unpaid Pur Four Hundred Thi	chase Price and interest on irty-seven and 63/10	ı it shall be paid in ı )0*****	montkly installment	ts in the amount Dollars (\$	of 437.63	<del></del>
beginning month thereafter until	April 1,  March 1,  terest, shall be paid in full.	, 1993. Subsequ , 19	ient installments sh at which time	all be paid on the the Unpaid Pu	e same day of rchase Price,	each with
(d) Buyer shall have which to pay such insta a sum equal to five per	e a grace period of seven (7) c allment. If such installment c cent (5%) of such installme	days from the due dat is not actually receiv ent-shall accrue and	red by Seller within th I be immediately du	ne grace period, the e and payable.	nen a late char	rgein
(e) Each installmen such installment, and t	it received by Seller shall be hen to the reduction of the U	applied: first to accru Inpaid Purchase Pric	ied late charges, then ce. Interest shall be c	nto interest accru computed monthl	ed to the due d y unless both :	iate of Seller
and Buyer initial here	, in which case i	interest shall be com	puted	4067 Penr		<del></del>
(f) Each payment u Street, Gary,	inder this contract shall be Indiana 46409	sent to Seller at the , or at s	following address; such other address a	s Seller shall de	signate in wri	iting.
required. It is agreed that the next succeeding com	nt of Purchase Price.  the privilege of paying with no such prepayments, except putation of interest after su t constitutes full payment o	pt payment in full, sl ich payment is made	nall stop the accrual c e. Interest shall not a	of interest on the	amount <i>so</i> paic	dunt
	sessments, Insurance, a					
M	grees to assume and pay the ay,, 19_4, t	together with all inst	tallments of real esta	ate taxes due and	l payable ther	reafte
expense, may contest on he forwarded to Buyer w	ll taxes on the Real Estate d behalf of the parties any cha then received, a copy of all s ; and Buyer shall provide t	lue prior to said instal anges in the assessed statements for taxes	llment. Buyer, upon v d value of the Real E and anv assessmen	written notice to 8 state. Seller shal ts on the Real E	Seller, and at H I forward or ca state which a	Buyer ause t re pay

3.02. Assessments. Buyer agrees to pay any assessments or charges upon or applying to the Real Estate for public or municipal improvements or services which, after the date of this Contract, are assessed or charged to the Real Estate. Seller agrees to pay any

other assessments or charges, to and including the date of this Contract.

3.03: Penalties. The parties hereto agree to pay any penalties, whether in the form of interest or otherwise, in connection with the late or untimely payment of such taxes, assessments or charges, for which they are responsible under this Section 3.

3.04. Insurance. At all times during the period of this Contract, Buyer shall: (a) keep the improvements located upon the Real Estate insured under fire and extended coverage policies in an amount not less than the Unpaid Purchase Price, and (b) obtain standard liability insurance with coverages in amounts not less than Fifty Thousand Dollars (\$50,000,00) per person and One Hundred Thousand Dollars (\$100,000,00) per occurrence, and (c) pay premiums on such insurance policies as they become due. Such noticing of insurance shall be appried with a company or convenies appraised by Saller and proposite authorized by the State of policies of insurance shall be carried with a company or companies approved by Seller and properly authorized by the State of Indiana to engage in such business. Such policies of insurance shall also be issued in the name of Seller and Buyer, as their respective interests may appear, and shall provide that the insurer may not cancel or materially change coverage without at least ten (10) days prior written notice to Seller. Buyer shall provide Seller with such proof of insurance coverage as Seller from time to time shall seasonable seasons. For each of the surface of th time shall reasonably request. Except as otherwise agreed in writing, any insurance proceeds received as payment for any loss of, or damage to, the Real Estate covered by such insurance, shall be applied to restoration and repair of the loss or damage in such fashion as Seller reasonably may require, unless such restoration and repair is not economically feasible, or there exists an uncured Event of Default by Buyer under this Contract on the date of receipt of such proceeds. In either of such events, the proceeds may be applied; at Seller's option, toward prepayment of the Unpaid Purchase Price, with any excess to be paid to Buyer.

3.05. Rights of Parties to Perform Other's Covenants.

(a) If one of the parties hereto (hereinafter called "Responsible Party") fails to perform any act or to make any payment required by this Section 3, the other party (hereinafter called "Nonresponsible Party") shall have the right at any time and without notice, to perform any such act or to make any such payment, and in exercising such right, to incur necessary and incidental costs and expenses, including attorney fees. Nothing in this provision shall imply any obligation on the part of the Nonresponsible Party to perform any act or to make any payment required of the Responsible Party under the terms of this Contract.

(b) The exercise of such right by a Nonresponsible Party shall not constitute a release of any obligation of the Responsible Party under this Section 3 or a waiver of any remedy available under this Contract; nor shall such exercise constitute an estoppel

Party under this Section 3 or a waiver of any remedy available under this Contract; nor shall such exercise constitute an estopped to the exercise by a Nonresponsible Party of any right or remedy of his for a subsequent failure by the Responsible Party to perform any act or make any payment required by him under this Section 3.

(c) Payments made and all costs and expenses incurred by a Nonresponsible Party in connection with the exercise of such right shall, at his option, either (i) be paid to him by the Responsible Party within thirty (30) days after written demand therefor; or (ii) on the date the next installment payment is due under this Contract, following written notice, be added to the Unpaid Purchase Price, if Buyer is the Responsible Party, or applied to reduce the Unpaid Purchase Price, if Seller is the Responsible Party.

(b) In the avent a Nonresponsible Party makes any such payments or incurs any such costs and expenses the amount thereof

(d) In the event a Nonresponsible Party makes any such payments or incurs any such costs and expenses, the amount thereof shall bear interest at the rate provided under Section 1 of this Contract, from the respective dates of making the same, until paid

shall bear interest at the rate provided under Section 1 of this Contract, from the respective dates of making the same, until paid in full; or to the date such amounts are added to, or applied against, the Unpaid Purchase Price.

3.06 Condemnation. From the date bereof, Buyer hall assumed lisk of loss or damage by reason of condemnation or taking of all or any part of the Real Estate for public or quasi-public purposes, and no such taking shall constitute a failure of consideration or cause for rescission of this Contract by Bayer Should all or any part of the Real Estate be condemned and sold by court order, or sold under the threat of condemnation to any public or quasi-public body, the net amount received for the damage portion shall be retained by Buyer, and the net amount received for the Real Estate value shall be paid to Selter and applied as a reduction of the Unpaid Purchase Price. The authority had responsibility for negotiation, scalement, or suit shall be Buyer's. If Buyer incurs expenses for appraisers, attorneys, accountants or other professional advisers, whether with or withoutsuit, such expenses and any other applicable costs shall be adducted from the total proceeds to calculate the net amount ashall be allocated proportionately between the amount determined as damages and the amount determined for value of the Real Estate. If no determination is made of separate amounts for damages and Real Estate value, then the net amount shall be divided equally between Buyer and Seller, with Seller's amount to be applied as a reduction of the Unpaid Purchase Price.

Sec	ctic	n 4	4.	Pos	sess	ion.
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4.01. Delivery of Possession. Seller shall deliver to Buyer full and complete possession of	of th	Real Estate on or before
march 12, 19, 93. After such possession date, Seller shall pay t	o Bu	ver <u>Fifteen</u>
and no/100 Dollars (\$ 15.00 ) per day for each c	av S	Seller withholds passession
of any portion of the Real Estate from Buyer, and such amount shall be applied to a reduction of the	ve Ui	rnaid Purchase Price Such
payment, however, shall not serve to extend the date upon which possession must be delivered to	Buy	yer. Buyer's right of posses-
sion shall continue until terminated pursuant to Section 9. Albuilibes shall be paid by Seller to	the	date possession is given.

4.02. Crops. All crops which have been planted upon the Real Estate prior to N/A 19 shall belong to Seller, and Seller shall have the right of iggress and egress across the Real Estate for the purpose of harvesting such crops. All other crops shall belong to Buyer.

#### Section 5. Evidence of Title.

(If title evidence is furnished berewith strike Subsection 5.02) d Buyer:

5.01. Seller has furnished Buyer:

AXXXVIENDOKKOFX Rixly

(strike one) An Owner's title insurance policy

Januay 11, 19 93, subject, nevertheless, to the disclosing marketable title to the Real Estate to \_\_\_\_\_ following exceptions:

See Chicago Title Insurance Committment #0464516

(If title evidence is to be furnished after execution of this Contract, strike Subsection 5.01)

xxxxxxkkdihhlilkxxkkkxxxxxxkkkktxxxhnxloodskxxxxxxxxxxxxxxxxx

Анххимогжийскимининхрынм (strike one) 

5.03. Title Insurance. A title insurance policy furnished under this Contract shall be in the amount of the purchase price and shall be issued by an insurer satisfactory to Buyer.

5.04. Additional Title Evidence. Any additional title evidence shall be at the expense of Buyer, provided, however, that the cost of additional title evidence necessitated by the acts or omissions of Seller shall be borne by Seller.

5.05. Conveyance of Title, Seller covenants and agrees that upon the payment of all sums due under this Contract and the prompt and full performance by Buyer of all covenants and agreements herein made, Seller will convey or cause to be conveyed to Buyer, by Warranty Deed, the above described Real Estate, subject to restrictions and easements of record as of the date of this Contract and all taxes and assessments which are Buyer's obligations.

### Section 6. Seller's Right to Mortgage the Real Estate.

6.01. Mortgage Loan. Without Buyer's consent and without obligation to Buyer except as set forth in this Section 6, Seller shall have the right to retain, obtain, renew, extend or renegotiate a loan or loans secured by mortgage(s) on the Real Estate (all instruments evidencing a loan(s) and a mortgage(s) securing it is hereinafter called "Loan"), provided that the terms of each loan do not conflict with the provisions of Section 6 or any other provision of this Contract. Seller shall pay each loan when duc.

6.02. Provisions of Loan. Each Loan made by Seller shall:

(a) be in such principal amount that the aggregate principal balance of all Loans shall not exceed the Unpaid Purchase Price for the Real Estate;

(b) have total periodic payments which do not exceed the periodic payments by Buyer under this Contract, and shall provide for the regular amortization rate of the principal of Seller's Loan which exceeds the amortization rate of the Unpaid Purchase Price of this Contract;

- (c) provide for prepayment in full at Seller's option, whether with or without premium, at any time.
- 6.03. Notice of Loan. Contemporaneously with the execution of a Loan Seller shall give Buyer written notice and inform Buyer in reasonable detail of the principal amount of the Loan, the name and address of the mortgagee, the installments payable under the Loan, and such other terms as Buyer may reasonably request.
- 6.04. Default of Loan. In the event of Seller's default of a Loan, Buyer shall have the right, on behalf of Seller, to make loan payments or to cure other defaults. Seller shall; upon written demand of Buyer, pay to Buyer the amount of any such payments and the costs incurred by Buyer in curing other defaults (including in such costs Buyer's attorney fees) plus interest at the rate under this Contract, interest on such amount or costs being computed from date of payment or incurring of such costs until paid. Buyer shall have the option to deduct the amount of such payments, costs, and interest from payments payable under this Contract.
- 6.05. Releases. Upon payment in full by Buyer of all amounts payable under this Contract, Seller shall pay in full all amounts payable under Loan(s) at the time outstanding and obtain and record, or cause to be recorded, a valid release of Loan(s) so paid;
- 6.06. Encumbrance, Seller represents that the Real Estate (is) (is not) encumbered with a Loan. If encumbered, Seller represents that the information regarding said Loan is as follows:

  (a) Name of lender \_\_\_\_Midland Mortgage

  - 13,359.40 (b) Unpaid balance of Loan.

## Section 7. Assignment of Contract or Sale of Interest in Real Estate.

- 7.01. Assignment or Sale. Buyer may not sell or assign this Contract, Buyer's interest therein or Buyer's interest in the Real Estate, without the prior written consent of Seller. Seller agrees to consent to such assignment or sale if (a) such assignment or sale shall not cause a Loan on the Real Estate to be declared due and payable, or be called for full payment, or subject Seller to an increase in the interest rate of such Loan, and (b) the financial ability of the prospective assignee or purchaser from Buyer is at least equal to that of Buyer.
- 7.02. Notice of Assignment or Sale. If Buyer wishes to assign Buyer's interest in this Contract or sell Buyer's interest in the Real Estate, Seller shall be furnished in writing a notice containing the full name, address, place of employment, telephone number of the prospective assignee or purchaser from Buyer, as well as a financial statement showing their assets, liabilities and income and expenses. Within fourteen (14) days of such notice, Seller shall either approve or disapprove in writing the assignment or sale based solely on the criteria herein, and if disapproved, specify the reason or reasons for such disapproval. If Seller fails to act within fourteen (14) days after such notice, Seller's approval shall be deemed given.
  - 7.03. Liability. No assignment or sale shall operate to relieve either party from liability hereon.

#### Section 8. Use of the Real Estate by Buyer; Seller's Right to Inspection.

- 8.01. Use. The Real Estate (1000x) (may not) be leased or occupied by persons other than Buyer without prior written consent of Seller, which consent shall not be unreasonably
- eller, which consent shall not be unreasonably withheld.

  8.02. Improvements. Buyer may materially after, change, or remove any improvements now or hereafter located on the Real Estate, or make any additional improvements, only with prior written consent of Seller, which consent shall not be unreasonably withheld; Buyer shall not create, or allow any mechanics, laborers, materialment or other creditors of Buyer or an assignee of Buyer to obtain, a lien or attachment against Seller's interest herein. Buyer agrees that the Real Estate and any improvements thereonare, as of the date of this Contract, in good condition order and repair, and buyer shall out his own expense, maintain the Real Estate and any improvements in as good order, and repair as they are in on the date of this Contract, ordinary wear and tear, and acts of God, or public authorities excepted. Beyor shall and to apply with all lower ordinary wear and sear, and use shall compile with all lower ordinary and acts of contract, and acts of God, or public authorities excepted. and use, shall comply with all laws, ordinances and regulations of any governmental authority having jurisdiction thereof.
  - 8.03. Inspection. Seller shall have the right to enter and inspect the Real Estate at any reasonable time.
- 8.04. Buyer's Responsibility for Accidents, Buyer assumes all risk and responsibility for injury or damage to person or property arising from Buyer's use and control of the Real Estate and any improvements thereon.

# Section 9. Buyer's Default and Seller's Remedies.

- 9.01. Time. Time is of the essence of this Contract.
- 9.02. Buyer's Default. Upon the occurrence of any Event of Default, as hereinafter defined, Seller shall have the right to pursue immediately any remedy available under this Contract as may be necessary or appropriate to protect Seller's interest under this Contract and in the Real Estate.

  - 9.03. Event of Default. The following shall each consisting an Event of Default for purposes of this Contract:

    (a) Failure by Buyer for a period of <u>thirty (30)</u> days post less than seven (7) days to pay any payment required to be made by Buyer to Seller under this Contract where and as it becauses due and payable.

    - (b) Lease or encumbrance of the Real Estate or any part thereof by Bryer, other than as expressly permitted by this Contract.
      (c) Causing or permitting by Ruyer of the making of any levy seizure or attachment of the Real Estate or any part thereof.
      (d) Occurrence of an uninsured loss with respect to the Real Estate or any part thereof.
  - (e) Institution of insolvency proceedings against Beye'ver the notastment, liquidation, extension or composition or arrangement of debts of Buyer or for any other relief under any insolvency law relating to the relief of debtors; or, Buyer's assignment for the benefit of creditors or admission in writing of his inability to pay his debts as they become due; or, administration by a receiver or similar officer of any of the Real Estate.
    - (f) Desertion or abandonment by Buyer of any portion of the Real Estate.
  - (g) Actual or threatened alteration, demolition, waste or removal of any improvement now or hereafter located on the Real Estate, except as permitted by this Contract.
  - (h) Failure by Buyer, for a period of thirty (30) days after written notice is given to Buyer, to perform or observe any other covenant or term of this Contract.
- 9.04. Seller's Remedies. Upon the occurrence of an Event of Default, Seller shall elect his remedy under Subsection 9.041 or 9.042 (unless Subsection 9.043 is applicable).
  - 9.041. Seller may declare this Contract forfeited and terminated, and upon such declaration, all right, title and interest of Buyer in and to the Real Estate shall immediately cease and Buyer shall then be considered as a tenant holding over without permission and Seller shall be entitled to re-enter and take immediate possession of the Real Estate and to eject Buyer and all persons claiming under him. Further, Seller shall have the right to institute legal action to have this Contract forfeited and terminated and to recover from Buyer all or any of the following:
    - (a) possession of the Real Estate;
    - (b) any payment due and unpaid at the time of filing of the action and becoming due and unpaid from that time until possession of the Real Estate is recovered;
    - (c) interest on the Unpaid Purchase Price from the last date to which interest was paid until judgment or possession is recovered by Seller, whichever shall occur first; provided, however, that this shall not be construed as allowing Seller to recover any interest which would be included under Subsection 9.041 (b) above;
    - (d) due and unpaid real estate taxes, assessments, charges and penalties which Buyer is obligated to pay under this Contract;
      - (e) premiums due and unpaid for insurance which Buyer is obligated to provide under this Contract;
    - (f) the reasonable cost of repair of any physical damage or waste to the Real Estate other than damage caused by ordinary wear and tear and acts of God or public authorities; and
    - (g) any other amounts which Buyer is obligated to pay under this Contract; or
  - 9.042. Seller may declare all of the sums secured by this Contract to be immediately due and payable, and Seller may institute legal action to recover same. When all of such sums are paid to Seller, Seller shall convey or cause to be conveyed to Buyer, by Warranty Deed, the Real Estate subject to restrictions and easements of record as of the date of this Contract and all taxes and assessments which are Buyer's obligation.
    - $9.043. \ In the event Buyer has substantial equity in the Real Estate when an Event of Default occurs, then this Contract shall be a contract sh$

be considered the same as a promissory note secured by a real estate mortgage, and Seller's remedy shall be that of foreclosure in the same manner that real estate mortgages are foreclosed under Indiana law and Seller may not avail himself of the remedies set forth in Subsection 9.041 or 9.042/1f this Subsection 9.043 is applicable, then Seller may declare all of the sums secured by this Contract to be immediately due and payable, and Seller may immediately institute legal action to foreclose this Contract and Buyer's interest in the Real Estate. The parties agree that after Buyer has paid \$ 1,900.00 of the purchase price of the purchase price (which price means the original purchase price set forth in Subsection 1.01), then Buyer shall have substantial equity in the Real Estate.

9.05. Seller's Additional Remedies. In addition to the remedies set forth above, upon the occurrence of an Event of Default, Seller shall be entitled to:

- (a) Retain (without prejudice to his right to recover any other sums from Buyer, or to have any other remedy under this Contract), as an agreed payment for Buyer's use of the Real Estate prior to the Event of Default, all payments made by Buyer to Seller and all sums received by Seller as proceeds of insurance or as other benefits or considerations pursuant to this Contract.
- (b) Request that a receiver be appointed over the Real Estate in accordance with Indiana law providing for real estate mortgage foreclosures.
  - (e): Enforce any right without relief from valuation or appraisement laws.

#### Section 10. Seller's Default and Buyer's Remedies.

10.01. If Seller fails to convey the Real Estate as required by this Contract, Buyer may institute legal action against Seller for specific performance, in which case Seller hereby acknowledges that an adequate remedy for default in such case does not exist at law; or Buyer may pursue such other remedy as is available at law or in equity.

10.02. If, after seven (7) days notice from Buyer, Seller fails to make any payment required of him under this Contract or to perform or observe any other of his covenants or agreements. Buyer shall be entitled to institute legal action against Seller for such relief as may be available at law or in equity. Nothing in this subsection shall interfere with or affect Buyer's right to any reduction, set-off or credit to which Buyer may be entitled in the event of Seller's failure to pay amounts required of him pursuant to this Contract.

Section 11. General Agreements.

11.01 This Contract shall bind, and inure to the benefit of, the parties and their heirs, personal and legal representatives, successors and assigns, and shall be interpreted under the laws of the State of Indiana.

11.02. If Seller or Buyer consist of more than one person, each person signing this Contract as Seller or Buyer shall be jointly and severally bound.

11.03. Headings are for reference only, and do not affect the provisions of this Contract. Where appropriate, the masculine gender shall include the feminine or the reuter, and the singular shall include the physical.

11.04. A memorandum of this Contract may be recorded and shi though the entire instrument had been recorded. 11.05. Each party is entitled to recover his reasonable attorney all be adequate notice of the provisions of this Contract as

es, costs, and expenses incurred by reason of enforcing his rights hereunder, including the expenses of preparing any natice of delinquency, whether or not any legal action is instituted.

11.06. For purposes of listing the Real Estate for sale by Buyer, Beyer shall be deemed to be the "fee titleholder" as this term is used in the Indiana Real Estate License Laives County Recorder!

11.07. The failure or omission of either party to enforce any of his right or remedies upon any breach of any of the covenants, terms or conditions of this Countract shall not bar or abridge any of his rights or remedies upon any subsequent default.

11.08. Any notices to be given hereunder shall be in writing and deemed sufficiently given when (1) served on the person to be notified, or (2) placed in an envelope directed to the person to be notified at his last known address and deposited in a United States Post Office mail box, postage prepaid.

11.09. In computing a time period prescribed in this Contract, the day of the act or event shall not be counted. All subsequent days, including intervening weekend days and holidays, shall be counted in the period.

The Seller has not made and does not make any representations as

Section 12. Additional Convenants.
to the physical condition, income, expense, operation or any other matter or thing affecting or related to the aforesaid premises, except as specifically set forth herein. The Buyers agree to take the premises "AS IS", and Buyers shall pay 1/12 of the annual taxes and insurance with each princple and interest payment monthly.

IN WITNESS WH	EREOR Seller and Buye	r have executed this	Contract in dup	licate on this12th	1day of
February	19 9:		6		
201	100000000000000000000000000000000000000	EAL.	Leans	Ida Tone	
JOHN 1 CAPPADOI	R	SELLER	EGINALD L. J	ONES Y	BUYER

SELLER JEAN A. JONES BUYER

STATE OF INDIANA LAKE COUNTY OF

Before me, a Notary Public in and for said County and State, on this 12th day of <u>February</u> personally appeared John Capnadora

and acknowledged the execution of the above and foregoing Contract for Conditional Sale of Real Estate to be his voluntary act and deed. WITNESS my hand and Notarial Seal.

Thelma Jean Carter Notary Public September 17, 1996 My commission expires: .\_\_\_ Resident of ..

INDIANA STATE OF SS: COUNTY OF LAKE

.12th\_\_\_\_ <u>February</u> Before me, a Notary Public in and for said County and State, on this . . . . .day of . personally appeared Reginald L. Jones & Jean A. Jones, husband & wife

and acknowledged the execution of the above and foregoing Contract for Conditional Sale of Real Estate to be his voluntary act and deed. WITNESS my hand and Notarial Scal.

Notary Public Lake My commission expires: September 17, 1996 Resident of

This Instrument was prepared by Timothy S. Schafer, 5875 Broadway, Merrillville, IN 46410, Attorney at Law.