

FILED

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8311 USNorth Ct
Muncie 46110

MAR 26 1993

REAL ESTATE CONTRACT

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Anna N. Anton
AUDITOR LAKE COUNTY

This contract made and entered into by and between Dorothy M. Guritz and Lester L. Guritz, SELLERS, and Dean K. Ott, BUYER.

Sellers hereby agree to and do sell to Buyer, and Buyer agrees to and do purchase from SELLERS, the following described Real Estate, including any improvements now or hereafter located thereon in Lake County, Indiana:

LOT 1 IN BALL AND GRIFFIN'S SUBDIVISION OF LOTS 2 AND 4 IN BLOCK 26 AND ALL OF BLOCK 27 IN RAILROAD ADDITION TO CROWN POINT, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A" PAGE 555, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
commonly known as: 206 EAST GOLDSBORO, CROWN POINT, INDIANA 46307

Kept 9-12-93

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MAR 27 1993
PL 93

The Purchase Price for the Real Estate is \$44,000.00 (Forty Four Thousand Dollars). The sum of \$5,000.00 (Five Thousand Dollars) to be paid September 25, 1991. The sum of \$39,000.00 (Thirty Nine Thousand Dollars) shall bear interest at (9%) Nine Percent, computed and payable monthly. Payment shall consist of interest plus a principal payment as agreed upon by both Sellers and Buyer. There will be no penalty on extra payments, however, the Buyers will not accept more than \$10,000.00 in any one year. Payments shall be made to Sellers or their Heirs until full payment has been made. Payments shall be due the end of each month. If there is a failure to meet payment date, Buyers shall notify Sellers of intention to pay at a later named date, and Sellers will notify Buyer that their payment date has not been made. An extension will be granted if due cause is shown.

Receipt of \$3000 of property issued Dorothy Guritz 9-25-91

In case of failure of Buyers to make scheduled payments or to break any part of this contract, Sellers may declare this contract forfeited and terminated, and Buyer shall then be considered as tenant holding over without permission. Payments shall be made to Seller at 15020 Iowa St. Crown Point, Indiana 46307.

The Buyer 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.

Sellers agree to pay the real estate taxes for the year 1991 payable in 1992, as per agreement. The Buyer will assume and agree to pay the real estate taxes for all subsequent years.

Sellers agree to any improvements made to said house and property as long as all expenses are paid in full, so as no liens are made to said property. Buyers agree to show proof of payments for any and all improvements, upon request.

Said property shall not be used as rental property, except upon agreement of all parties. In case of rental, buyer will assume all responsibility of duties pertaining to rental and care of property.

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If said property is sold, the remaining principal shall be paid in full, plus any interests due. Upon full payment Sellers agree to furnish Buyer a Warranty Deed.

Buyer to assume all risks 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 Sellers will treat this contract as if has been written.

IN WITNESS WHEREOF, SELLERS AND BUYER HAVE EXECUTED THIS CONTRACT IN DUPLICATE ON THIS 25 DAY OF Sept 11 (11), 1991

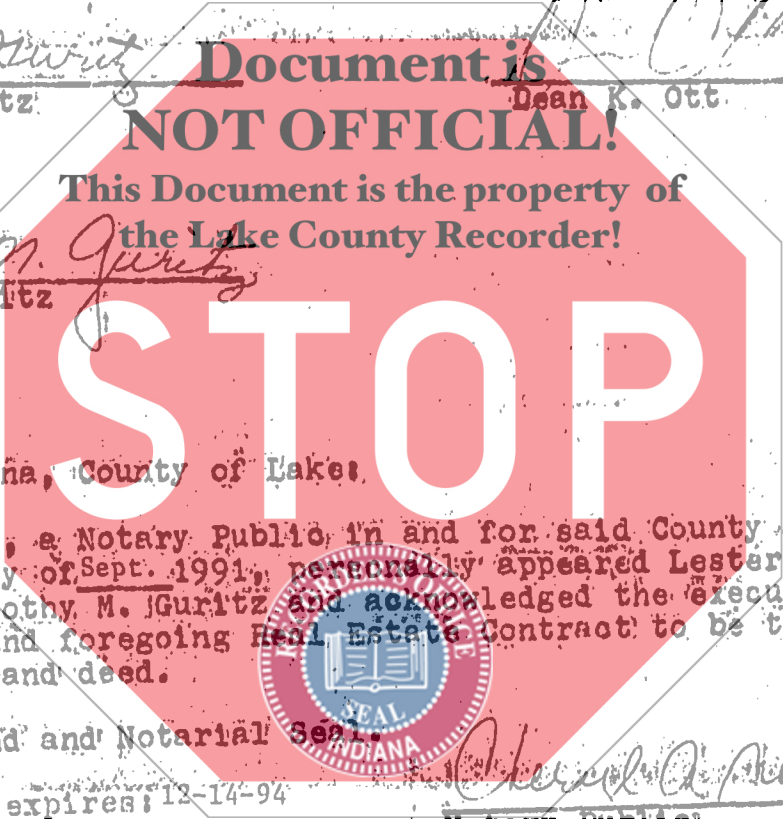
Lester L. Guritz
Lester L. Guritz

Dean K. Ott
Dean K. Ott

Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

Dorothy M. Guritz
Dorothy M. Guritz



State of Indiana, County of Lake:

Before me, a Notary Public in and for said County and State, on this 26th day of Sept. 1991, personally appeared Lester L. Guritz and Dorothy M. Guritz 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: 12-14-94



Cheryl A. Moynagh
Notary Public
Cheryl A. Moynagh

State of Indiana, County of Lake:

Before me, a Notary Public in and for said County and State, on this 27th day of Sept 1991, personally appeared Dean K. Ott, 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: 4/21/95

Theresa Faidherbe
Notary Public
Theresa Faidherbe