

FILED

93041849

*Jones = 4937 Melville
E.O. 46312*

3 JUN 25 1993

CONTRACT FOR SALE OF REAL ESTATE

*J. Jones
JUNE*

J.B.

THIS AGREEMENT, made and entered into this 8th day of April, 1993, by and between, JACK BAIER of the County of Weld, State of Colorado, party of the first part, and LESLIE JONES, of the County of Lake, State of Indiana, party of the second part.

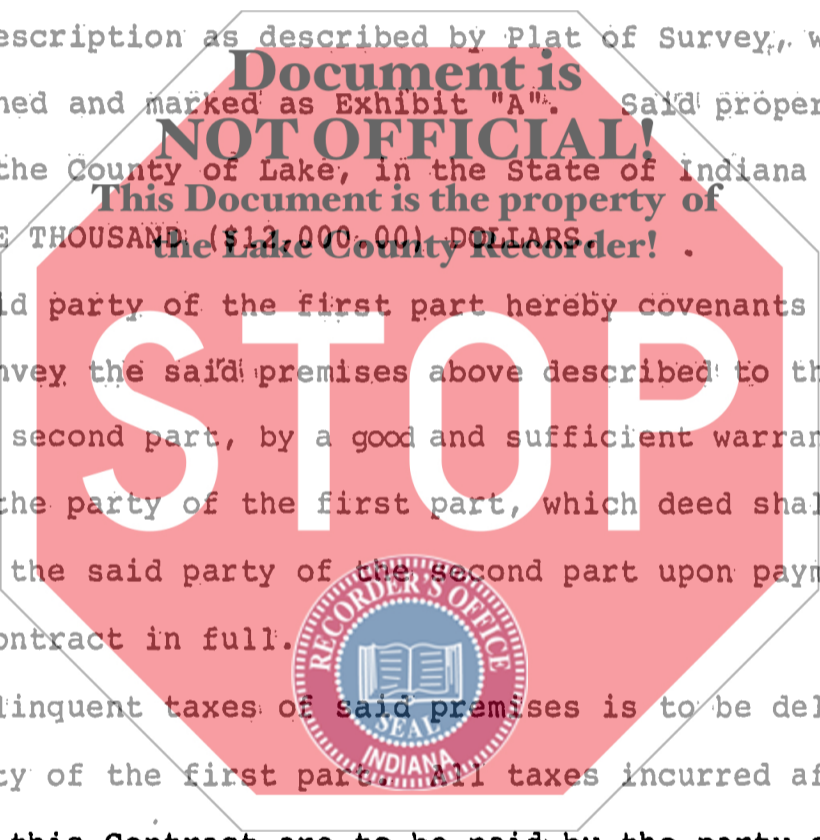
WITNESSETH, that the said party of the first part hereby sells to the party of the second part, the following described real estate to-wit:

Second Edition Calumet City, Lot 47, Block 1, All of Lot 48, Block 1.

Said legal description as described by Plat of Survey, which is hereby attached and marked as Exhibit "A". Said property situated in the County of Lake, in the State of Indiana for a sum of TWELVE THOUSAND (\$12,000.00) DOLLARS.

JUN 23 12 19 PM '93
SAMUEL WILSON
RECORDER

STATE OF INDIANA, S.H.
LAKE COUNTY
FILED FOR RECORD



The said party of the first part hereby covenants and agrees to convey the said premises above described to the said party of the second part, by a good and sufficient warrant deed, executed by the party of the first part, which deed shall be delivered to the said party of the second part upon payment of balance of Contract in full.

The delinquent taxes of said premises is to be delivered to the said party of the first part. All taxes incurred after the execution of this Contract are to be paid by the party of the second part. Possession of said premises is to be delivered to the said party of the second part instanter.

On his part, the said party of the second part agrees to pay the sum of TWELVE THOUSAND (\$12,000.00) DOLLARS in manner following; TWELVE HUNDRED (\$1,200.00) DOLLARS cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged;

The balance of TEN THOUSAND EIGHT HUNDRED (\$10,800.00) DOLLARS will be paid in monthly installments based on financing said balance over a period of ten (10) years at 8% interest, with a balloon payment due three (3) years from this date. This manner of payment is to commence upon execution of this Contract and

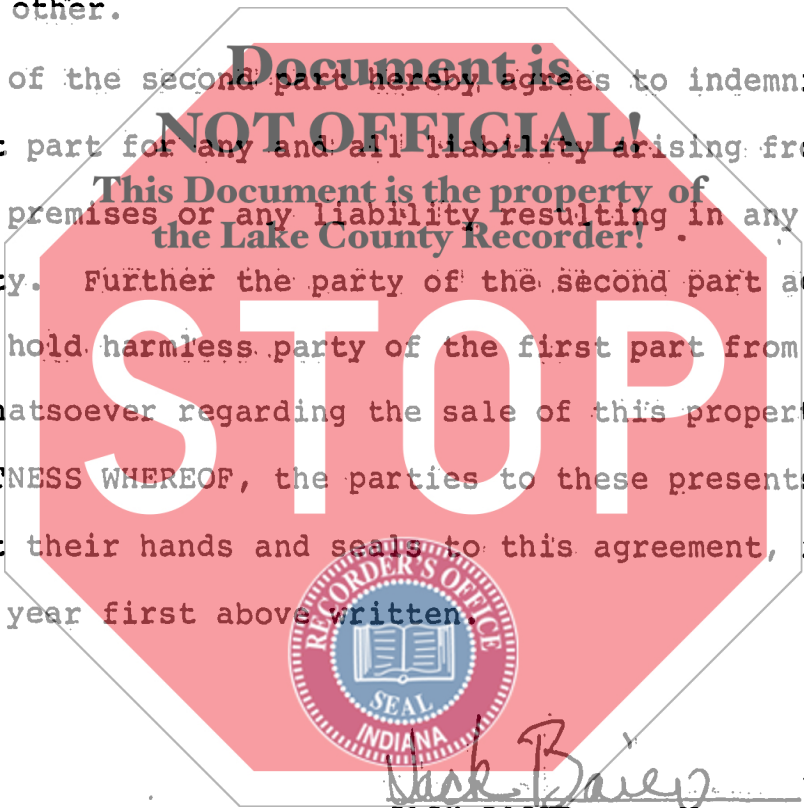
1000

monthly payments are to commence instanter and paid every month on said date thereafter.

It is mutually agreed by and between the parties hereto, that the covenants and agreements herein contained, shall extend to and be obligatory upon the heirs, executors, administrators, and assigns of the respective parties; that time is of the essence of this contract; and that either party hereto, who shall fail or refuse to comply with the provisions of this contract, on his part to be performed, shall forfeit and pay to the other party the sum of Five Hundred (\$500.00) Dollars, plus attorney fees, which sum is hereby affixed and agreed upon as the liquidated damages to be sustained by either party from failure or default upon the part of the other.

Party of the second part hereby agrees to indemnify party of the first part for any and all liability arising from future use of said premises or any liability resulting in any way regarding this property. Further the party of the second part agrees to release and hold harmless party of the first part from any liability whatsoever regarding the sale of this property.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals to this agreement, in duplicate the day and year first above written.



Jack Baier (SEAL)
JACK BAIER

Leslie J. Jones (SEAL)
LESLIE JONES (SEAL)

WITNESS:

Christine Perry

THIS INSTRUMENT PREPARED BY: CHRISTIAN JOHN GIELOW, ATTY. AT LAW
5655 BROADWAY
MERRILLVILLE, IN 46410
PHONE: (219) 981-2426



*** OFFICE ***

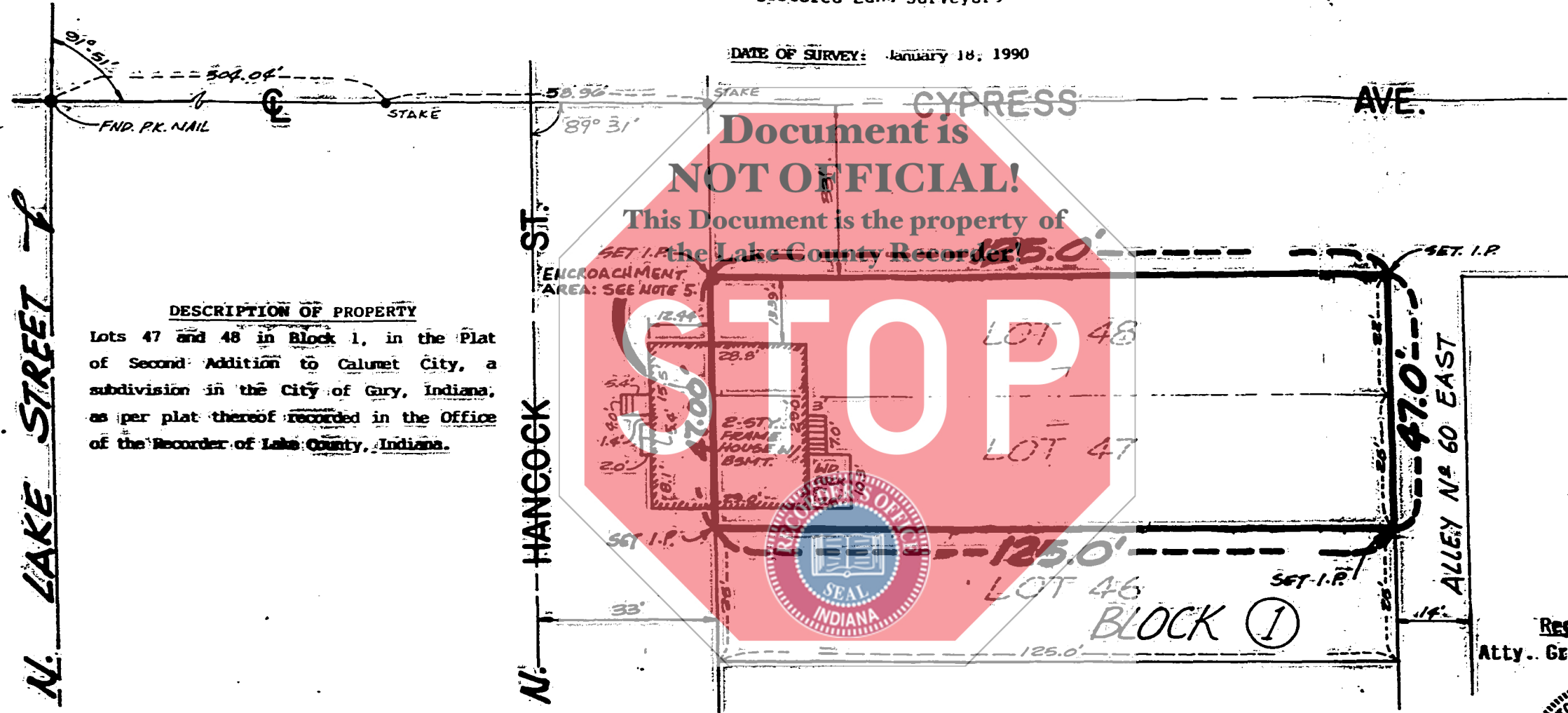
300 South Marion St.
Gary, Indiana 46403
(219) 938-2025

PLAT OF SURVEY

BY
H. DONALDSON ASSOCIATES, INC.
Registered Land Surveyors

PROPERTY ADDRESS:
275 N. Hancock Street
Gary, Indiana 46405

DATE OF SURVEY: January 18, 1990



DESCRIPTION OF PROPERTY

Lots 47 and 48 in Block 1, in the Plat of Second Addition to Calumet City, a subdivision in the City of Gary, Indiana, as per plat thereof recorded in the Office of the Recorder of Lake County, Indiana.



SCALE: 1"=20'

Requested by
Atty. Gregory S. Reisinger



Hylton E. Donaldson
Hylton E. Donaldson, Registered Land Surveyor No. S0463, State of Indiana

- NOTES:
- All linear dimensions shown hereon are in feet and decimal parts thereof.
 - No dimension should be assumed from scaled measurements on this plat.
 - Building and other structural dimensions shown hereon should not be used for establishing the property boundaries.
 - The subject property is not located in a flood hazard zone.
 - ENCROACHMENT: The 2-story framed house with basement located on the subject property appears to encroach approximately 17.8 feet upon the right of way of N. Hancock Street. The encroachment appears to be of long standing.

State of Indiana)
County of Lake) ss:
I, Hylton E. Donaldson, hereby certify that on the date shown I made a survey of the herein described property and, to the best of my knowledge, information, and belief, the plat hereon drawn accurately represents said survey.
Given under my hand and seal this 23rd day of January, 1990.