

053079 **CONTRACT FOR SALE OF REAL ESTATE**

This Agreement, Made and entered into this 4th day of August in the year 19 93, by and between DIANA WESBY

of the County of Lake and State of Indiana, party of the first part, and Charles Welford, Jr. of the County of Lake and 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:

Lot 22, Block 16, Oak Park Addition to Gary;

Unit Key Number 25-46-0144 0022; Commonly known as 2484 Connecticut St. - together with all rights, privileges, improvements and appurtenance thereunto belonging.

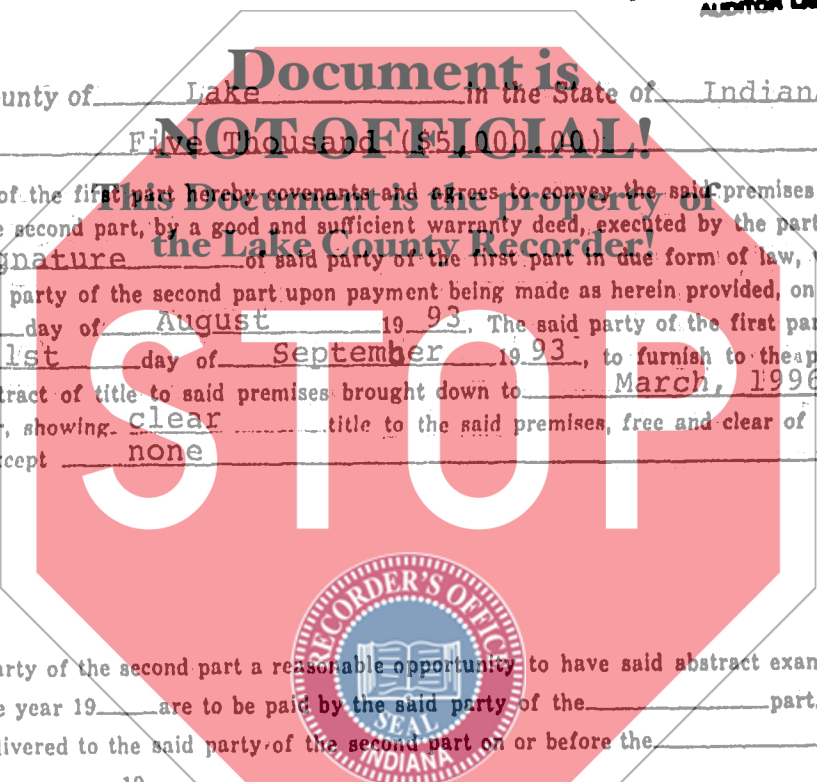
FILED

AUG 13 1993

Anna N. Antonio
AUDITOR LAKE COUNTY

situated in the County of Lake in the State of Indiana for the sum of Five Thousand (\$5,000.00) DOLLARS

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 warranty deed, executed by the party of the first part, together with the signature of said party of the first part in due form of law, which deed shall be delivered to the said party of the second part upon payment being made as herein provided, on or before the 9th day of August 19 93. The said party of the first part also agrees on or before the 1st day of September 19 93, to furnish to the party of the second part a complete abstract of title to said premises brought down to March, 1996, certified to by a competent abstractor, showing clear title to the said premises, free and clear of any and all encumbrances save and except none.



and allow the said party of the second part a reasonable opportunity to have said abstract examined. The taxes of said premises for the year 1993 are to be paid by the said party of the second part. Possession of said premises is to be delivered to the said party of the second part on or before the 9th day of August 19 93.

On his part, the said party of the second part agrees to pay the sum of Five Thousand (\$5,000.00) DOLLARS in manner following Five Hundred (\$500.00) Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged:

and the remainder in installments of \$150.00 each month, payable by the 10th of each month until the \$4,500.00 balance is paid off with a final payment of \$150.00 in March of 1996.

and the remainder in cash upon the 9th day of August 19 93, and on receipt of the deed as herein provided.

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 Thousand (\$5,000.00) Dollars, which sum is hereby fixed and agreed upon as the liquidated damages to be sustained by either party from failure or default upon the part of the other.

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.

WITNESS: Elizabeth M. Robinson
DIANA WESBY (Seal.)
Charles Welford, Jr. (Seal.)
CHARLES Welford, JR. (Seal.)

This instrument prepared by: RAY Fisher

