

622 LINDEN
46324

CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this 22ND day of November in the year 1993, by and between Denise Gates-Baker

93080921 of the County of Lake and State of Indiana, party of the first part, and Georgia H. Duckworth 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:

7622 Linden Avenue, Hammond, Indiana
Lot 19 Except the N. 7.5 Ft. Thereof & the N. 7.5 Ft. of Lot 20 Block 8 In White Oak Manor. The 1st. Re-division Hammond 1st. plat thereof.

DEC 3 9 29 AM '93

FILED

#36-333-19

DEC 3 1993

situated in the County of Lake in the State of Indiana for the sum of \$57,000.00 FIFTY SEVEN THOUSAND 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 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 21st day of May 1993.

The said party of the first part also agrees on or before the 21st day of May 1993 to furnish to the party of the second part a Quick-Claim Deed to said premises 7622 Linden Ave., certified to by a competent abstractor, showing Good title to the said premises, free and clear of any and all encumbrances save and except ADDENDUM TO CONTRACT

1. Downpayment of \$500.00 (not refundable if agreement terminated). Installments of \$500.00 each month to be paid on the 21st day. Late payments will result in a fee of \$25.00 if payment is received after the 25th of each month.

and allow the said party of the second part a reasonable opportunity to have said abstract examined. The taxes of said premises are included in payment 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 27th day of November 1993.

On 19th part, the said party of the second part agrees to pay the sum of \$57,000.00 FIFTY SEVEN THOUSAND DOLLARS

in manner following \$500.00 FIVE HUNDRED Dollars cash in hand upon the execution of this agreement, receipt whereof is hereby acknowledged:

Downpayment over 11.2 years in the amount of \$127.00 monthly Totalling \$17,000.00. \$373.00 to be claimed on taxes each year for rent. & said \$127.00 to go towards downpayment (not to be included on taxes). *AMOUNTS SUBJECT TO CHANGE WITH MORTGAGE ADJUSTMENT EACH YEAR. If contract defrauded or violated there will be no refund of any money received. Two (2) payments missed for any reason is cause for immediate eviction.

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 Loss of Rents-Seller/Refunded Payments 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: Mari A. [Signature]
Notary Public, commission exp: 7/8/97
This instrument prepared by Denise Gates-Baker

Denise Gates-Baker (Seal)
Denise Gates-Baker, seller
Georgia H. Duckworth (Seal)
Georgia H. Duckworth, Buyer (Seal)



