

94029138

9010 W 133 Ave  
PO Box 85  
Cedar Lake, IN 46303

LAND CONTRACT 11-15-92

Statement of Land contract between seller, Steven Lee Rudzinski (DOB: 11-11-57 SS# 308-70-1283) and purchasers, Michael Allen Miller (DOB 01-10-64 SS# 315-76-7073) and Judith Ann Miller (DOB 11-01-64 SS# 402-96-9228).

The property being the real estate and structures at 7225 W 128th Pl. Cedar Lake, Indiana. This property is designated by the legal description as Highwood Lot 50 Block 1 and Highwood Lot 51 Block 1.

Purchase price being \$20,630.38 to be paid in monthly installments as required by loan #0012100579 between Bank One and Steven L. Rudzinski.

Purchasers have the right to pay larger payments. Purchaser also has the right to pay off seller at any time during the contract. Purchasers may sell property to obtain this money. Purchasers are responsible for any late charges.

Property tax will be paid by the purchasers starting with the November 1993 installment.

Utilities: All utilities are the responsibility of the purchasers (Northern Indiana Public Service Company, Town of Cedar Lake Sewage, etc)

Purchasers are responsible for any expenses incurred in the maintenance of the property. Improvements are the sole responsibility of the purchasers.

Seller retains the option to repossess the property if the purchasers lapse over two (2) months in payments.

Death of Seller: The contract will be held in estate. Remaining money owed on contract by purchasers at time of death of seller to be paid to Janet Marie Rudzinski (DOB 10-10-63 SS# 303-84-6708).

Purchaser will be responsible to maintain Fire and Liability Insurance on the property not to be less than \$22,000.00 dollars for Fire and not less than \$55,000.00 for liability.

**FILED**

Steven Lee Rudzinski  
Steven Lee Rudzinski

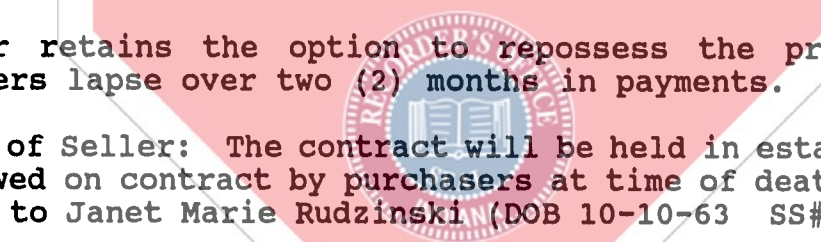
Michael Allen Miller  
Michael Allen Miller

Judith Ann Miller  
Judith Ann Miller

APR 18 1994

Sworn and subscribed before me on this 22<sup>nd</sup> day of December 1992.

Theresa A. Caspard  
Notary  
Lake County, Indiana My comm. expires 2-21-93



STATE OF INDIANA  
LAKE COUNTY  
FILED  
APR 18 12:36 PM '94  
RECORDER

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