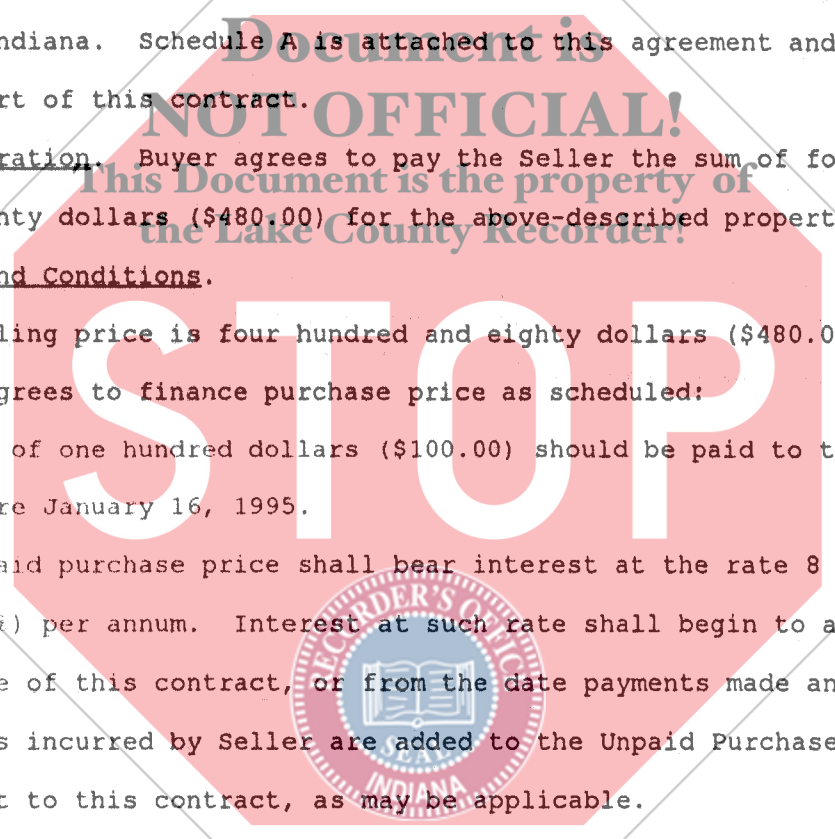


5500 W. 29th Pl.
Gary 46406
→

8

CONTRACT FOR SALE OF REAL PROPERTY

- 1 Date. This agreement was entered into on the 15th of January, 1995.
- 2 Parties. This contract was entered into between Marvin L. Bell (Seller) and Wayne D. Hill (Buyer).
- 3 Offer and Acceptance. The Seller agrees to sell the property described in Paragraph 4, and the Buyer agrees to buy this property, according to the terms of this contract.
- 4 Property Description. The property is located at 2792 Dallas Street, Gary, Indiana. Schedule A is attached to this agreement and is included as a part of this contract.
- 5 Consideration. Buyer agrees to pay the Seller the sum of four hundred and eighty dollars (\$480.00) for the above-described property.
- 6 Terms and Conditions.
 - 6.1 The selling price is four hundred and eighty dollars (\$480.00). The Buyer agrees to finance purchase price as scheduled:
 - 6.2 The sum of one hundred dollars (\$100.00) should be paid to the Seller on or before January 16, 1995.
 - 6.3 The unpaid purchase price shall bear interest at the rate 8 percent (eight %) per annum. Interest at such rate shall begin to accrue from the date of this contract, or from the date payments made and costs and expenses incurred by Seller are added to the Unpaid Purchase Price pursuant to this contract, as may be applicable.
 - 6.4 The Unpaid Purchase Price and interest on it shall be paid in monthly installments in the amount of Seventy-Seven and 51/100 dollars (\$77.51) beginning February 16, 1995 (see Schedule B). Subsequent installment shall be paid on the same day of each month thereafter until May 16,



96028654

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
96 MAY - 1 PM 2:12
MARVIN L. BELL
RECORDER

PAGE 1 APPROVAL

FILED

MAY 1 1996

SAM ORLICH
AUDITOR LAKE COUNTY

000071

2360 SW
CS

- 1996, at which time the Unpaid Purchase Price, with accrued but unpaid interest shall be paid in full.
- 6.5 Buyer shall have a grace period of seven (7) days from the due date of any installment required under this Contract within which to pay such installment. If such installment is not actually received by Seller within the grace period, then a late charge in a sum equal cent (5%) of such installment shall accrue and be immediately due and payable.
- 6.6 Each installment received by Seller shall be applied: first to accrued late charge, then to interest accrued to the due date of such installment, and then to the reduction of the Unpaid Purchase Price. Interest shall be computed monthly.
- 6.7 Each payment under this contract shall be sent to Seller at the following address: 2355 Hovey Street, Gary, IN 46406-2839. The Seller is responsible for informing the Buyer about any change of his address during life of this contract.
- 6.8 Buyer shall have a privilege of paying without a penalty, at any time, any sum or sums in addition to the payments herein required. It is agreed that no such prepayment, except payment in full, shall stop the accrual of interest on the amounts so paid until the next succeeding computation of interest after such payment is made. Interest shall not accrue after the date on which Buyer makes any payment that constitutes full payment of the Unpaid Purchase Price.
- 7 Property taxes. Seller guarantees that all property taxes and other obligation on property are paid except those listed in schedule C. Buyer is responsible for paying property taxes listed on schedule C and all other occurred during life of this contract.

PAGE 2 APPROVAL

Marvin L. Bell
Wayne Hill

- 1996, at which time the Unpaid Purchase Price, with accrued but unpaid interest shall be paid in full.
- 6.5 Buyer shall have a grace period of seven (7) days from the due date of any installment required under this Contract within which to pay such installment. If such installment is not actually received by Seller within the grace period, then a late charge in a sum equal to five per cent (5%) of such installment shall accrue and be immediately due and payable.
- 6.6 Each installment received by Seller shall be applied: first to accrued late charge, then to interest accrued to the due date of such installment, and then to the reduction of the Unpaid Purchase Price. Interest shall be computed monthly.
- 6.7 Each payment under this contract shall be sent to Seller at the following address: 2355 Hovey Street, Gary, IN 46406-2839. The Seller is responsible for informing the Buyer about any change of his address during life of this contract.
- 6.8 Buyer shall have a privilege of paying without a penalty, at any time, any sum or sums in addition to the payments herein required. It is agreed that no such prepayment, except payment in full, shall stop the accrual of interest on the amounts so paid until the next succeeding computation of interest after such payment is made. Interest shall not accrue after the date on which Buyer makes any payment that constitutes full payment of the Unpaid Purchase Price.
- 7 Property taxes. Seller guarantees that all property taxes and other obligation on property are paid except those listed in schedule C. Buyer is responsible for paying property taxes listed on schedule C and all other occurred during life of this contract.

PAGE 2 APPROVAL

Marvin L. Bell
Wayne H. Hill

8 Deed. Seller agrees to convey title free and clear of all claims by a good and sufficient warranty deed. The copies of existing quit-claim deeds are included on schedule D.

9 Closing Date and Place. Seller agrees to surrender possession to Buyer on or before January 16, 1995 at 2792 Dallas Street, Gary, Indiana.

9.1 Witnessed Signatures of All Principals. This agreement was signed in the presence of the following witnesses:

Bessie Bell
Witness for Seller

Marvin L. Bell
Marvin L. Bell

Seller's Address: 2355 Hovey Street, Gary, IN 46406-2839

Rita Hill
Witness for Buyer

Wayne P. Hill
Wayne P. Hill

Buyer's Address: 2792 Dallas Street, Gary, IN 46406

State of Indiana County of <u>Lake</u>	Subscribed and sworn to before me this <u>5th</u> day of <u>Jan</u> , 19 <u>95</u>	
	Signature of Notary Public <u>Elba L. Morales</u>	My commission expires March 9, 1995
	Typed or printed name of Notary Elba L. Morales	County of residence Lake

This instrument was prepared in three (3) copies by Marek J. Kalisz,
Info-Power, 4019 Broadway, Gary, IN 46409-1934.

Schedule A

1. Property included in this sale is described as follows:

Lots 13 and 14, Block 1, Nickel Plate City, as shown
in plat book 2, page 44, in Lake County, Indiana
commonly described as 2792 Dallas Street, Gary,
Indiana. Key 39-256-13&14.

2. Property excluded from this sale is described as follows:

none

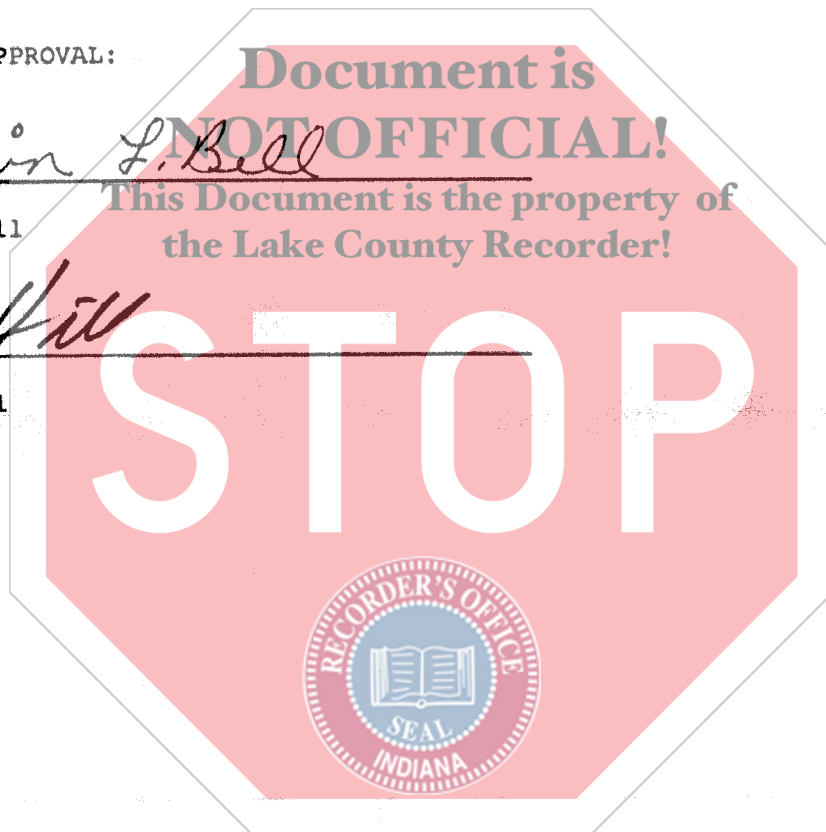
SCHEDULE A APPROVAL:

Marvin L. Bell

Marvin L. Bell

Wayne D. Hill

Wayne D. Hill



Schedule B

Payment Schedule

Loan Variables:

Start Date:	Jan 16, 1995	End Date:	Jun 16, 1995
Start Payment:	Jan 16, 1995	No. of Payments:	5
Start Interest:	Jan 16, 1995	Interest Rate:	8.000%
Payment Freq.:	Monthly	Initial Principal:	\$380.00
Compound Freq.:	Monthly	Payment Amount:	\$77.51
Days in Mo./Yr.:	Actual No.	Balloon:	\$0.00
Payment Mode:	In Arrears	Amortization Method:	Simple Int.

No.	Date	Payment Amount	Interest Amount	Interest Rate/Yr.	Principal	Balance
	Jan 16, 1995	0.00	0.00	0.000	0.00	380.00
1	Feb 16, 1995	77.51	2.58	8.000	74.93	305.07
2	Mar 16, 1995	77.51	1.87	8.000	75.64	229.44
3	Apr 16, 1995	77.51	1.56	8.000	75.95	153.49
4	May 16, 1995	77.51	1.01	8.000	76.50	76.99
5	Jun 16, 1995	77.51	0.52	8.000	76.99	0.00

100.00
90.00
90.00

SCHEDULE B APPROVAL:

Marvin L. Bell

Marvin L. Bell

Wayne D. Hill

Wayne D. Hill



280.00

102.70 TAXES
100.00 cover

200.00 +

Schedule C

1. Property taxes included in this sale are described as follows:

- a. 1993 taxes payable in 1994--May installment (\$86.60)
- b. 1993 taxes payable in 1994--May installment (\$10.82)
- c. 1993 taxes payable in 1994--November installment (\$86.60)
- d. 1993 taxes payable in 1994--November installment (\$10.82)

SCHEDULE C APPROVAL:

Marvin L. Bell

Marvin L. Bell

Wayne D. Hill

Wayne D. Hill



DO NOT WRITE, STAPLE OR DEFACE IN THE ABOVE SPACE IN ANY MANNER

CALUMET-GARY		1100	TOTAL VALUATION	TOTAL DEDUCTIONS	NET VALUATION
TAXING UNIT	TYPE CODE				
004149 0256 0013007950	KEY NUMBER	DUPLICATE	1.00		1.00
CURRENT TAX DUE MAY INSTALLMENT			0.00	4.00	0.00
DELINQUENT TAX DUE			25.66	0.00	21.64
TOTAL CURRENT TAX DUE MAY INSTALLMENT					21.64
5-10	10.82				

APPR 2782 DALLAS G -46406
NICKEL PLATE CITY L.13 BL.1

BELL MARVIN L
2355 HOVEY ST
GARY IN 46406-2839

SEE BACK FOR ADDITIONAL TAXPAYER INFORMATION

1993 TAXES
PAYABLE IN 1994
REAL ESTATE TAXES
LAKE COUNTY, INDIANA

MAKE PAYABLE TO:
TREASURER OF LAKE COUNTY
11 EAST 4TH AVE
GARY, IN 46401

SEND BOTH
MAY INSTALLMENT
TAXPAYER'S COPIES MAY

213000003 4149025600140079525 0000000000 00000086603 0000000000 0000000000

DO NOT WRITE, STAPLE OR DEFACE IN THE ABOVE SPACE IN ANY MANNER

CALUMET-GARY		2100	TOTAL VALUATION	TOTAL DEDUCTIONS	NET VALUATION
TAXING UNIT	TYPE CODE				
004149 0256 0014007952	KEY NUMBER	DUPLICATE			
CURRENT TAX DUE NOV INSTALLMENT					
1-10	86.60				

2792 DALLAS ST G -46406
NICKEL PLATE CITY L.14 BL.1

BELL MARVIN L
2355 HOVEY ST
GARY IN 46406-2839

SEE BACK FOR ADDITIONAL TAXPAYER INFORMATION

1993 TAXES
PAYABLE IN 1994
REAL ESTATE TAXES
LAKE COUNTY, INDIANA

MAKE PAYABLE TO:
TREASURER OF LAKE COUNTY-
11 EAST 4TH AVE
GARY, IN 46401

SEE BACK FOR ADDITIONAL TAXPAYER INFORMATION

SEND BOTH
NOVEMBER INSTALLMENT
TAXPAYER'S COPIES NOV

213000003 4149025600130079501 0000000000 00000010827 0000000000 0000000000

DO NOT WRITE, STAPLE OR DEFACE IN THE ABOVE SPACE IN ANY MANNER

CALUMET-GARY		2100	TOTAL VALUATION	TOTAL DEDUCTIONS	NET VALUATION
TAXING UNIT	TYPE CODE				
004149 0256 0013007950	KEY NUMBER	DUPLICATE			
CURRENT TAX DUE NOV INSTALLMENT					
1-10	10.82				

APPR 2782 DALLAS G -46406
NICKEL PLATE CITY L.13 BL.1

BELL MARVIN L
2355 HOVEY ST
GARY IN 46406-2839

SEE BACK FOR ADDITIONAL TAXPAYER INFORMATION

1993 TAXES
PAYABLE IN 1994
REAL ESTATE TAXES
LAKE COUNTY, INDIANA

MAKE PAYABLE TO:
TREASURER OF LAKE COUNTY-
11 EAST 4TH AVE
GARY, IN 46401

SEE BACK FOR ADDITIONAL TAXPAYER INFORMATION

SEND BOTH
NOVEMBER INSTALLMENT
TAXPAYER'S COPIES NOV

111000006 4149025600140079525 00000086603 0000000000 0000000000 0000000000

DO NOT WRITE, STAPLE OR DEFACE IN THE ABOVE SPACE IN ANY MANNER

CALUMET-GARY		1100	TOTAL VALUATION	TOTAL DEDUCTIONS	NET VALUATION
TAXING UNIT	TYPE CODE				
004149 0256 0014007952	KEY NUMBER	DUPLICATE	800		800
CURRENT TAX DUE MAY INSTALLMENT			0.00	32.23	0.00
DELINQUENT TAX DUE			205.43	0.00	173.20
TOTAL CURRENT TAX DUE MAY INSTALLMENT					173.20
0	86.60				

2792 DALLAS ST G -46406
NICKEL PLATE CITY L.14 BL.1

BELL MARVIN L
2355 HOVEY ST
GARY IN 46406-2839

SEE BACK FOR ADDITIONAL TAXPAYER INFORMATION

1993 TAXES
PAYABLE IN 1994
REAL ESTATE TAXES
LAKE COUNTY, INDIANA

MAKE PAYABLE TO:
TREASURER OF LAKE COUNTY
11 EAST 4TH AVE
GARY, IN 46401

SEND BOTH
MAY INSTALLMENT
TAXPAYER'S COPIES MAY

TOTAL VALUATION	TOTAL DEDUCTIONS	NET VALUATION	TOWNSHIP	CALUMET-GARY	KEY NUMBER	DUPLICATE
100		000	3100	4149-0256-0010	007952	

1997 PAYABLE 1998

NOTICE: IT IS THE RESPONSIBILITY OF THE TAX PAYER TO BE SURE THAT ALL TAXES, REAL ESTATE, MOBILE HOME, AND PERSONAL, ARE PAID AND THAT THE DESCRIPTION IS CORRECT. TREASURER IS NOT LIABLE FOR ANY TAX NOT PAID. THIS RECEIPT IS YOUR EVIDENCE OF PAYMENT. KEEP IT SAFE.

IF THE DESCRIBED TAXES HAVE BEEN PAID ON OR AFTER 11/10 DISREGARD THIS NOTICE.

NICKEL PLATE CITY L.10 H.L.1
 BELL MARVIN L
 2355 HOVEY ST
 GARY IN 46406

CURRENT TAX DUE NOV. INSTALLMENT	77.44
DELINQ. MAY INSTALLMENT TAX DUE	77.44
MAY INSTALL PENALTY DUE	7.74
DELINQUENT TAX DUE	
TOTAL CURRENT TAX DUE NOVEMBER INSTALLMENT	162.62
PAY THIS AMOUNT BY	11-10

BRING OR SEND THESE NOTICES WITH NOVEMBER INSTALLMENT PAYMENT

YEAR OF DELINQ 00 000000000000

STATE BOARD OF ACCOUNTS FOR LAKE COUNTY

TR

* PAID 93 090907934547

\$162.62 LS

FILE TO RECORDER OF COUNTY 11 EAST 4TH AVE GARY IN 46401

Document is NOT OFFICIAL!

THIS RECEIPT NOT VALID UNLESS STAMPED PAID

TOTAL VALUATION	TOTAL DEDUCTIONS	NET VALUATION	TOWNSHIP	CALUMET-GARY	KEY NUMBER	DUPLICATE
100		100	3100	4149-0256-0013	007950	

1997 PAYABLE 1998

NOTICE: IT IS THE RESPONSIBILITY OF THE TAX PAYER TO BE SURE THAT ALL TAXES, REAL ESTATE, MOBILE HOME, AND PERSONAL, ARE PAID AND THAT THE DESCRIPTION IS CORRECT. TREASURER IS NOT LIABLE FOR ANY TAX NOT PAID. THIS RECEIPT IS YOUR EVIDENCE OF PAYMENT. KEEP IT SAFE.

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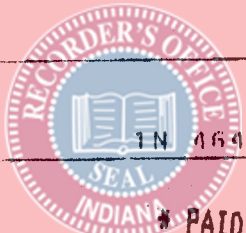
NICKEL PLATE CITY L.13 H.L.1
 BELL MARVIN L
 2355 HOVEY ST
 GARY IN 46406

CURRENT TAX DUE NOV. INSTALLMENT	9.68
DELINQ. MAY INSTALLMENT TAX DUE	9.68
MAY INSTALL PENALTY DUE	9.7
DELINQUENT TAX DUE	
TOTAL CURRENT TAX DUE NOVEMBER INSTALLMENT	68.60
PAY THIS AMOUNT BY	11-10

BRING OR SEND THESE NOTICES WITH NOVEMBER INSTALLMENT PAYMENT

YEAR OF DELINQ 10 000000000000

STATE BOARD OF ACCOUNTS FOR LAKE COUNTY



2500

TR

* PAID 93 090907934546

\$93.50 LS

FILE TO RECORDER OF COUNTY 11 EAST 4TH AVE GARY IN 46401