

97008470 REAL ESTATE CONTRACT

This Agreement Made between MORRIS W. CARTER
Charles E. Hughes and Amelia L.T.
party of the first part, and Hughes, Husband and Wife

→ Regina Johnson party of the second part.

WITNESSETH, That the said party of the first part, in consideration of the money to be paid, and the covenants as here-
with expressed to be performed and fulfilled by the party of the second part (the payment of said money and the prompt per-
formance of said covenants being a condition precedent, and time of the essence of said condition) hereby agree, upon such
payments and performance of covenants, to sell to the said party of the second part the real estate hereinafter described, sit-
uated in Lake County, in the State of Indiana, and described as follows, to wit:

820 Kentucky Street
Gary, In. 46402

FILED

FEB 11 1997

SAM ORLICH
CLERK LAKE CO.

And the said party of the second part, in consideration thereof, hereby agrees to pay to the said party of the first part at
9009 E. Davenport Drive, Scottsdale, Arizona 85260 Indiana, the sum of
Six Thousand Dollars--No/100 DOLLARS

at the time and in the manner following, to-wit: XXX
XXXXXXXXXXXXXXXXXXXX DOLLARS cash at the time of making this contract, receipt of which is hereby acknowledged,
and the sum of Two Hundred Dollars----- DOLLARS

Principal and Interest \$140.91 Tax and Insurance escrow \$59.09
It is understood and agreed that the Tax and Insurance escrow can
go up or down depending the rate assessed by the county and the
cost of an insurance policy.
on the First day of each month, hereafter until the whole remaining purchase money shall be paid in full.

Without any relief whatever from valuation or appraisal laws, with attorney's fees and interest at the rate of 6
per cent per annum on the amount of principal remaining due on the 1st day of August, 1994
and last preceding. The amount of said interest, however, shall be deducted from the

amount of said payments, unless herein otherwise provided, and the balance of said payments shall be applied to the reduction
of said unpaid balance. It being agreed and understood that any acceptance by first party of payments after the same mature
hereunder shall not operate as an extension of time for other payments hereunder, and shall in no manner alter the strict terms
hereof. It is agreed that second party may pay the entire unpaid balance of the purchase price hereunder at any time.

And the said party of the second part further agrees that he will faithfully keep an insurance on said property in the name
of said first party, in some company to be approved by said first party, indorsed, loss, if any payable to the first and second
parties as their interest may appear, in the sum of \$ 15,000 fire insurance and \$ 15,000

tornado insurance, and in due season, pay all taxes and assessments for all purposes and of all kinds whatsoever, levied and
assessed upon said real estate or upon this contract, which became a lien during the year 94 payable in the year 95
and which may thereafter become due, including penalties and interest; and in case the said party of the second part shall fail
to keep and pay for such insurance, to pay any or all of said taxes and assessments whenever and as soon as the same shall be-
come due and payable, and the said party of the first part shall at any time provide, pay, or cause the same to be paid, the
amount so paid by the party of the first part, including all penalties allowed and charged by law in addition to such insurance
premiums, taxes and assessments, shall with 8 per cent interest thereon become an additional consideration to be paid by the
party of the second part for the real estate hereby agreed to be sold.

The party of the second part does hereby irrevocably consent that party of the first part may at any time during the life
of this contract, mortgage and encumber the real estate for an amount not to exceed the balance due hereunder at the time of
making such mortgage. Whenever the unpaid balance due on this contract is reduced so that it is possible so to do, the Second
Party agrees to borrow a sufficient sum of money to pay in full to the First Party said unpaid balance, including interest at
the rate aforesaid, then unpaid, on this contract, at the time of procuring and receiving such loan.

And the said party of the first part further covenants and agrees with the party of the second part, that upon the payment
of the money and interest at the time and in the manner heretofore specified, and the prompt and full performance by the said
party of the second part of all his covenants and agreements herein made, that they, the said party of the first part, will convey
or cause to be conveyed to the said party of the second part, by Warranty Deed, the above described real estate subject to all
taxes and special assessments and to all the other conditions herein provided. At such time, said first party shall furnish said
second party with a merchantable abstract showing marketable title, subject to the conditions herein contained, in said first
party, or in the party making conveyance to said second party.

The First Party shall have the right, at any time, to enter upon and in said premises for the purpose of inspecting the same.

The Second Party shall not assign or transfer this contract of sale, let or sublet said real estate or any part thereof, remove
any improvements of any kind or character, or make any alterations, without the written consent of the First Party. This pro-
vision shall apply both to improvements now on the premises and to improvements that may be placed thereon.

Provided always that these presents are upon the condition that in case of the failure of the said party of the second part,
his heirs, executors, administrators or assigns in the performance of all or either of the covenants and promises on his part to
be performed and fulfilled, the said party of the first part, their successors, assigns or legal representatives, shall have the right
to declare this contract forfeited and void, and thereupon to recover all the installments due and unpaid, together with interest
thereon, as rent for the use and occupation of said real estate, and to take possession thereof, and to regard the person, or per-
sons, in possession on such termination of the contract, as tenants holding over without permission (if that should be necessary
to gain prompt possession of said real estate) and to recover all damages sustained by such holding over without permission
or by means of any waste committed or suffered on said real estate, and thereupon all interest of said second party in and to the
above described premises shall cease and terminate, and said first party shall retain all the money which may have been paid
by second party, as well as any improvements or additions to the real estate, as rent for the use of said property by said sec-
ond party until the time of such forfeiture.

See further covenants on additional pages

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this _____ day of _____, 19____

Charles E. Hughes (SEAL) Regina Johnson (SEAL)
Charles E. Hughes (SEAL) Regina Johnson (SEAL)
Amelia L.T. Hughes (SEAL) (SEAL)

This instrument prepared by: 000151

STATE OF INDIANA, LAKE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this.....

771 day of JUNE 1991, came
CHARLES E. HUGHES AND AMELIA L. T. HUGHES,
HUSBAND AND WIFE, AND REGINA JOHNSON

....., and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

Sheree Barnett

SHREEE BARNETT

.....Notary Public

My Commission expires 6-17-96 Resident of LAKE County



Real Estate Contract

Party of the First

Party of the Second Part

CERTIFIED LEGAL FORMS, INC., PO BOX 38, POMPANO BEACH, FL 33069

Form No. 137



TICOR TITLE INSURANCE

036370

Return To: HUGHES
2019 Monroe Lane
Gary, In. 46407

WARRANTY

This Indenture Witnesseth

That LILLIAN THORNTON

of LAKE County, and State of INDIANA

CONVEY AND WARRANT

To CHARLES ELMER HUGHES and ANELIA L.T. HUGHES, Husband and Wife

of Lake County, in the State of Indiana

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration Dollars

the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

Document # 16-193-28
Lot Twenty-nine (29), Block Forty-Two (42), in Chicago Tolleston Land and Investment Company's Second Oak Park Addition to Tolleston, in the city of Gary, Lake County, Indiana A/K/A 2879 Madison St. Gary, In.

This Document is the property of the Lake County Recorder!
Subject to the 1988 taxes, payable in 1989, and all subsequent taxes

STOP

MAY 17 1989

MAY 28 1 17 PM '89
STATE OF INDIANA
REC'D

IN WITNESS WHEREOF, The said LILLIAN THORNTON

Has hereunto set her Hand and seal this 8th day of May 1989

LILLIAN THORNTON (SEAL)
LILLIAN THORNTON (SEAL)
(SEAL) (SEAL)

STATE OF INDIANA, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Lillian Thornton

who acknowledged the execution of the foregoing Deed to be A voluntary act and deed.

WITNESS, my hand and Seal this 8th day of May 1989

My commission expires June 10 1992

SHEREE BARNETT Notary Public

County of Residence Lake

Mail Tax Statements to 2019 Monroe Lane, Gary, In.

This instrument prepared by LILLIAN THORNTON

8903
See

Exhibit - 71