

4548 E. 6 Place  
Gary, Ind 46402

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STATE OF INDIANA  
LAKE COUNTY

CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

Date: 98025613 ✓ 98 APR 13 AM 10:10

Received From: Calvin U Spencer, Beach House Music

4548 E 6 Pl Gary In 46402

Property Address 709-23 E 5th Ave

705-7 E 5th Ave & 701-3 E 5th Ave Gary In

The sum of Down Payment \$500.00 Five Hundred Dollars

Sale Price \$4000.00 Four Thousand Dollars

Received \$500.00 Five Hundred Dollars

Principal Balance \$3500.00 Three Thousand Dollars

**NOT OFFICIAL!**

This Document is the property of the Lake County Recorder!

Property Address: \_\_\_\_\_

The Sum of Down Payment: \$500.00

Sales Price: \$4000.00

Lot Number (1) (2) (3) (4) (5) (6) — (3) (4)

Key Number 001-25-44-0091-0003, -0001-0002

**FILED**  
APR 13 1998  
SAM ORLICH  
AUDITOR LAKE COUNTY

Section A: Purchase price and Manner of Payment  
Purchase Price. As the purchase price for the real estate, Buyer agrees to pay to Seller and Seller agrees to except from Buyer the sum of \$4000.00 Four Thousand Dollars

Manner of Payment. The purchase price shall be paid as follows:  
(a) The sum of \$500.00 Five Hundred upon the execution and delivery of this Contract. The receipt of such sum is hereby acknowledged by Seller, leaving an unpaid balance of the purchase price in the sum of \$3500.00 Three Thousand Five Hundred Dollars. That amount, as it is reduced by payments and expenses of Buyer properly credited under this Contract, and as it is increased by payments and expenses of Seller properly made and incurred under this Contract, is hereinafter called the "Unpaid Purchase Price."

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Section B: The unpaid Purchase Price shall be paid in monthly installments in the amount of \$ 300.00 Hundred Dollars. Subsequent installments shall be paid on the same day of each month thereafter until April 1, 1998 (1ST of EA MONTH) at which time the Unpaid Purchase Price, with no interest.

Section C: Buyer shall have a grace period of seven (7) days from the due day 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 the sum of 10% shall accrue and be immediately due and payable. Each payment under this contract shall be sent to Seller at the following address:

X American Italian Benevolent  
PO BOX 10186 6220 Broadway Merriville IN 46411

Section D: Taxes

Buyer agrees to assume and pay the taxes on the Real Estate beginning with the installment payable When Contract Paid in Full together with all installments of real estate taxes due and payable thereafter, and Seller agrees to pay all taxes on the Real Estate due prior to said installment. Buyer, upon written notice to Seller, and at Buyer's expense, may contest on behalf of the parties any changes in the assessed value of the Real Estate. Seller shall forward or cause to be forwarded to Buyer, when received, a copy of all statements for taxes and any assessments on the Real Estate which are payable by Buyer shall provide to Seller, upon request, evidence of payment of such taxes and assessments.

Section E: Upon purchasing the property noted; The Buyer fully understands that the property in question is sold as is with no repair done whatsoever. All remodeling or repairs are strictly the responsibility of the Buyer, not the Seller. In the event the Seller voids or defaults the Contract Agreement, the Seller must reimburse in full for all remodeling and repairs made by the Buyer upon receipt of proof and reasonable labor cost.

Section F: In the Event the Buyer can not fulfill there THIS agreement to the contract, all repair, remodeling, and labor cost will not be reimbursed to the Buyer, But will be noted as a default and void of the Contract Agreement. The property will then be returned to the Seller ninety days (90) after judgement has been made to that date.

Section G: If both Seller and Buyer can not come to a satisfactory agreement, then both parties agree to have the dispute settled in a Civil Court of Law. Both parties will be responsible for there own attorney fees if needed.

