

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

REAL ESTATE CONTRACT

98026972

MORRIS W. ORLICH

John Tica by attorney in fact Jovan Tica, under Power of Attorney recorded in the Lake County Recorders Office on the 26th day of March, 1992, as Document Number 01479, does hereby agree to sell to Jovan Tica the following described real estate pursuant to the terms hereinafter set forth and said Jovan Tica agrees to purchase the following described real estate pursuant to the terms hereinafter set forth.

Parcel 1 2nd Addition to Indiana Harbor, South 12 1/2 feet, Lot 6, Block 17, North 30 feet, Lot 7, Block 17 in the City of East Chicago, as shown in Plat Book 5, Page 18, in the Lake County Recorders Office, Lake County, Indiana;

commonly known as: 3813 Fir Street
East Chicago, Indiana

Key # 24-30-0349-0007

The total purchase price for said Parcel 1, is the sum of \$140,678.00 which shall be paid by the Purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$87,678.00 and the additional sum of \$53,000.

Parcel 2 First Addition to Indiana Harbor, Lot 11, Block 5, in the City of East Chicago, as shown in Plat Book 5, Page 18, in the Lake County Recorders Office, Lake County, Indiana;

commonly known as: 3711 Fir Street
East Chicago, Indiana

Key #24-30-0324-0011

The total purchase price for Parcel 2, is the sum of \$194,353.00 which shall be paid by the Purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$128,353.00 and the additional sum of \$66,000.00.

Parcel 3 Second Addition to Indiana Harbor, Lot 7, Block 13, in the City of East Chicago, as shown in Plat Book 5, Page 18, in the Lake County Recorders Office, Lake County, Indiana;

commonly known as: 3813 Pulaski Street
East Chicago, Indiana

Key #24-30-0345-0007

The total purchase price for Parcel 3, is the sum of \$77,906.00 which shall be paid by the Purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$39,906.00 and the additional sum of \$38,000.00.

FILED

APR 16 1992

SAM ORLICH
AUDITOR LAKE COUNTY

001058

24/00
Su
#301

Parcel 4 Lot 19 and the North 8 feet of Lot 20, Block 5, Fourth Addition to Indiana Harbor, in the City of East Chicago, as shown in Plat Book 5, Page 31, in the Lake County Recorders Office, Lake County, Indiana;

commonly known as: 3737 Drummond Street
East Chicago, Indiana

Key # 30.384-18

The total purchase price for Parcel 4, is the sum of \$152,872.00 which shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$90,872.00 and the additional sum of \$62,000.00.

Parcel 5 The south half of Lot 21 and all of Lots 22,23, and 24, Block 3, Dwiggins Addition in the City of Griffith, Indiana, as shown in Plat Book 2, Page 68, in the Lake County Recorders Office, Lake County Indiana;

commonly known as: 131 South Broad Street
Griffith, Indiana

Key #15-26-0061-0023;

135 South Broad Street
Griffith, Indiana

Key #15-26-0061-0026

The total purchase price for Parcel 5, is the sum of \$115,721.00 which shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$103,721.00 and the additional sum of \$12,000.00.

Parcel 6

1. Lot 2 (except the North 23.3 feet thereof) in John N. Beckman's Addition to the City of Hammond, as same appears in Plat Book 5, Page 39, in the Lake County Recorders Office, Lake County, Indiana, and part of vacated alley lying immediately East of said Lot described as commencing at the Northeast corner of said Lot 2 and running thence East 10 feet; thence South 43.4 feet; thence West 10 feet to the Southeast corner of said Lot; thence North 43.4 feet to the place beginning, except the North 23.3 feet thereof.

2. North half of Lot 4 and all of Lots 5, 6, and 7 in Block 1 in Oakland Addition to the City of Hammond, as shown in Plat Book 6, Page 35, in the Lake County Recorders Office, Lake County, Indiana.

commonly known as: 5711 - 5715 Calumet Avenue
Hammond, Indiana

Key #

1) 32-18-30

2) 35-168-5

35-168-7

The total purchase price for Parcel 6, is the sum of \$159,652.00 which shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$108,652.00 and the additional sum of \$51,000.00.

Parcel 7 Subdivision Northeast S.29, T.37, R.9, S2, Lot 17, Block 12, all of Lots 18-23, Block 12, in the City of East Chicago, as shown in Plat Book 5, Page 2, in the Lake County Recorders Office, Lake County, Indiana.

commonly known as: 4421-4431 Indianapolis Blvd.
East Chicago, Indiana

Key #24-30-0032-0005

The total purchase price for parcel 7, is the sum of \$1,379,010.00 which shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$890,010.00 and the additional sum of \$489,000.00.

This Document is the property of
the Lake County Recorder!

Parcel 8

Lot 39, except that part described as beginning at the West line of Main Street and the southeasterly corner of Lot 39, thence westerly with and along the south line of Lot 39, said line also being the north line of Lot 38 for a distance of 94.2 feet; thence northerly and parallel with the east alley line for a distance of 2.75 feet, thence easterly for a distance of 94.25 feet to the point of beginning, and all of Lot 40, Block 7, Third Addition to Indiana Harbor, in the City of East Chicago, as shown in Plat Book 5, Page 24, in the Recorders Office, Lake County, Indiana.

commonly known as: 3902-3904 Main Street
East Chicago, Indiana

Key #24-30-0368-0039

Parcel 9

Third Addition to Indiana Harbor, Part of Lot 39, Block 7, 94.2 x 2.75 feet in the City of East Chicago, as shown in Plat Book 5, Page 24A, in the Recorders Office, Lake County, Indiana.

commonly known as: 3906 Main Street
East Chicago, Indiana

Key #24-30-0368-0040

Parcel 10

Third Addition to Indiana Harbor, all of Lot 38, Block 7, in the City of East Chicago, as shown in Plat Book 5, Page 24A, in the Recorders Office, Lake County, Indiana.

commonly known as: 3906 Main Street
East Chicago, Indiana

Key #24-30-0368-0038

Parcel 11

Third Addition to Indiana Harbor, Lot 37, Block 7, in the City of East Chicago, as shown in Plat Book 5, Page 24A, in the Recorders Office, Lake County, Indiana.

commonly known as: 3908 Main Street
East Chicago, Indiana

Key #24-30-0368-0037

The total purchase price for parcels 8,9,10,11, and, the businesses located therein namely, MAIN LAUNDRY INC. and TICA ENTERPRISES, is the sum of \$554,655.00 which shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$459,655.00 and the additional sum of \$95,000.00.

Parcel 12 N. 66.25 feet of S. 165.75 feet of E 1/2 SW. EX. E. 1017 feet, S.11 T.35 R.9 .845AC., in St. John Township, as shown in Plat Book , Page T, in the Recorders Office, Lake County, Indiana.

commonly known as: 1737 S. Broad Street
St. John Township, Indiana

Key #09-11-0152-0038

Parcel 13 N66.25 feet of S. 99.50 feet. EX. E. 1017 feet E 1/2 SW S.11 T.35 R.9 .385A and N. 15 feet of S. 33.25 feet EX. E 1117 feet. E 1/2 SW. S.11 T. 35 R.9 .05A, in St. John Township, as shown in Plat Book , Page , in the Recorders Office, Lake County, Indiana.

commonly known as: 1741 Broad Street
St. John Township, Indiana

Key #09-11-0152-0041

The total purchase price for parcel 12 & 13, is the sum of \$41,024.00 which shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$24,024.00 and the additional sum of \$17,000.00.

Parcel 14 Lots 11 and 12, Block 10, Second Addition to Indiana Harbor, in the City of East Chicago, as shown in Plat Book 5, Page 18, in the Recorders Office, Lake County, Indiana.

commonly known as: 3821 Catalpa
East Chicago, Indiana

Key #24-30-342-11 & 12

The total purchase price for parcel 14, is the sum of \$5,000.00.

Parcel 15 Lot 6, Block 15, Second Addition to Indiana Harbor, in the City of East Chicago, as shown in Plat Book 5, Page 18, in the Recorders Office, Lake County, Indiana.

commonly known as: 3811 Deodor
East Chicago, Indiana

Key #24-30-347-6

The total purchase price for parcel 15, is the sum of \$37,000.00.

Parcel 16 Lot 24, in Spring Lake Estates Addition to Lake County, as per plat thereof, in the City of Lowell, as shown in Plat Book 44, Page 114, in the Recorders Office, Lake County, Indiana.

commonly known as: 14948 Walsh Court
Lowell, Indiana

Key # 1-137-24

The total purchase price for parcel 16, is the sum of \$141,043.00 which shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$101,043.00 and the additional sum of \$40,000.00.

Parcel 17 Lots 65 and 66 in Block 6, in the Subdivision of part of the southeast 1/4 of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian in the City of East Chicago, as per Plat thereof, in the City of East Chicago, as shown in Plat Book 2, Page 11, in the Recorders Office, Lake County, Indiana.

commonly known as: 4801 - 4803 Indianapolis Blvd.
East Chicago, Indiana

Key # 24-30-86-63

The total purchase price for parcel 17, is the sum of \$250,447.00 which constitutes 50% of the interest of John Tica in J&K Enterprises Inc., and shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$247,947.00, and the additional sum of \$5,000.00.

Parcel 18 Lots 11, 12, 13 and the South half of Lot 14, Block 3, in a subdivision of part of Blocks 3, 13 to 16, both inclusive of the subdivision of the North 70.48 acres of the Southwest quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, as shown in Plat Book 2, Page 41, in the Recorders Office, Lake County, Indiana.

commonly known as: 4609 Baring Avenue
East Chicago, Indiana
Key #24-30-110-8 and 24-30-110-9

The total purchase price for Parcel 18, is the sum of \$260,061.00 which constitutes 50% of J&K Enterprises Inc. and shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of \$257,561.00 and the an additional sum of \$5,000.00.

Document is
NOT OFFICIAL!

Parcel 19

This Document is the property of
the Lake County Recorder!

1. Lots 34, 35 and 36, (Except the North 30 feet thereof), Block 12, Subdivision of the West 1317.5 feet of the Northeast Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, as shown in Plat Book 2, Page 15, in the Recorders Office, Lake County, Indiana.

commonly known as: 702-706 145th Street
East Chicago, Indiana
Key #24-30-0032-0027

2. The North 30 feet of Lots 34, 35 and 36, Block 12, Subdivision of the West 1317.5 feet of the Northeast Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, as shown in Plat Book 2, Page 15, in the Recorders Office, Lake County, Indiana.

commonly known as: 4438 Olcott Avenue
East Chicago, Indiana
Key #24-30-0032-0013

The total purchase price for Parcel 19, is the sum of 594,090.00, which constitutes 50% of the interest of John Tica in J&K Enterprises, Inc., and shall be paid by the purchaser by assuming and agreeing to pay an outstanding loan balance in the sum of 495,090.00 and the additional sum of \$5,000.00.

That the total balances due on all of the above described real estate (which balance excludes the loan balances on the various parcels which Jovan Tica has assumed and agreed to pay) is the sum of ONE MILLION (\$1,000,000,000.00) DOLLARS which the purchaser, Jovan Tica, shall pay over the course of 180 months from the net income of the Real Estate and business located thereon at the rate of \$6,905.82 per month, which monthly payment shall include principal and interest at the rate of 3% per annum. The first payment shall be due on the 10th day of March, 1998 and all subsequent payments shall be due on the 10th day of each month thereafter until paid in full.

That the Seller agrees to execute Warranty Deeds to the above described real estate upon execution of this agreement.

That the Purchaser does hereby further agree to:

1. Assume and pay all real estate taxes due and owing as of the 10th day of March, 1998 and subsequent thereto;
2. Obtain liability and causality insurance on the above described real estate as of the 10th day of March, 1998 and;
3. Pay the existing loan balances as set forth above.
4. Pay all costs and expenses incidental to ownership of the real estate described herein.

That the purchaser shall be entitled to the possession of all of the above described real estate as of the date of the execution of this agreement.

In Witnesseth whereof said John Tica, by his Attorney in Fact, as Seller, and Jovan Tica as Purchaser have executed this Real Estate Contract this 28th day of February, 1998.


JOHN TICA, SELLER

by: Attorney in Fact, JOVAN TICA

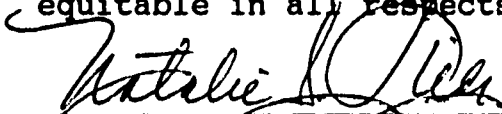

JOVAN TICA, PURCHASER

Before me, a Notary Public, in and for Lake County and the State of Indiana, this 28th day of February, 1998, personally appeared John Tica, Seller, by Attorney in Fact, Jovan Tica and personally appeared Jovan Tica, as Purchaser and acknowledge the execution of the foregoing instrument as the free and voluntary act of said John Tica, Seller, by Attorney in Fact, Jovan Tica and Jovan Tica, Purchaser, and as their free and voluntary act.

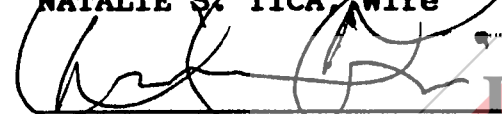

MARVIN E. SILVERMAN, NOTARY PUBLIC

County of Residence Lake
My Commission Expires 08/05/1999

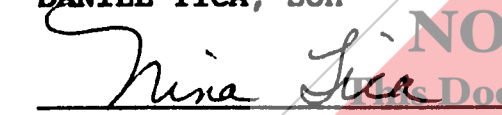
We, the undersigned are the Wife and Children of John Tica and we do hereby state that we affirm in all respects the terms and conditions of the above described Real Estate Contract and that we do not find said contract to be a conflict of interest between Jovan Tica in his capacity as Attorney in Fact for John Tica as Seller and Jovan Tica as the Purchaser and we do further acknowledge that the above said Real Estate Contract is fair and equitable in all respects.



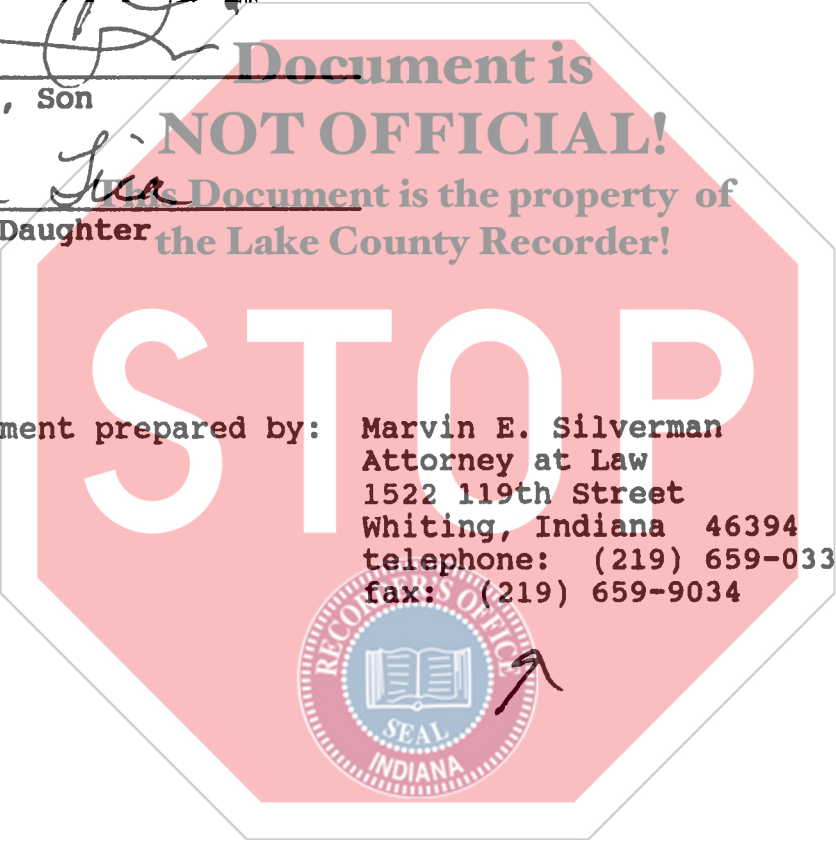
NATALIE S. TICA, Wife



DANIEL TICA, Son



NINA TICA, Daughter



This instrument prepared by: Marvin E. Silverman
Attorney at Law
1522 119th Street
Whiting, Indiana 46394
telephone: (219) 659-0334
fax: (219) 659-9034