



This Agreement Made between Jesse D. and Janti I. Browning party of the first part, and John W. Luedke 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 herewith expressed to be performed and fulfilled by the party of the second part (the payment of said money and the prompt performance of said covenants being a condition precedent, and time of the essence of aid 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, situated in LAKE county, in the State of Indiana, and described as follows, to wit: 14 Ruth St., Hammond, IN 46320, which is legally described as: Homewood ADD. L.41 BL.5 All L.42 BL.5 E2 VAC. ALLEY BET. L.40 & L.41 Key # 34 0144 0027

And the said party of the second part, in consideration thereof hereby agrees to pay to the said party of the first part at P. O. Box 384, Schererville, IN 46375

the sum of Ninety Four Thousand and No/100*****

at the time and in the manner following, to-wit:

Two Thousand Dollars cash at the time of making this contract, receipt of which is hereby acknowledged. Interest at the rate of 8.00% per annum on the amount of principal remaining. The sum of \$668.00 Principal and Interest to be paid for the next 24 months. Each payment due on the 1st day of each month. \$25.00 late Fee due after the 5th of each month. First payment due on July 1, 1998. The whole purchase money remaining shall be paid in full July 1, 2000. Taxes and Insurance Escrow to be paid along with Principal & Interest payment.

It is agreed that the second party may pay the entire unpaid balance of the purchase price hereunder at any time prior to July 1, 2000.

And the second part further agrees to faithfully keep Fire and Tornado insurance for the minimum coverage of \$94,000.

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, 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

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STATE OF INDIANA
LAKE COUNTY
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Handwritten initials and marks: JWL, SW, CS, Y, Jue

SAM ORLICH
AUDITOR LAKE COUNTY

Real Estate Contract

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 of said real estate, remove any improvement of any kind or character, or make any alteration, without the written consent of the First Party. This provision shall apply both to improvement now on the premises and to improvement may be place thereon.

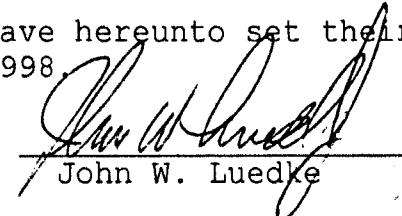
Provided always that these presents are upon the condition that in case of the failure of the said party of the second part, his heirs, executors, administrators, or assigns in the performance of all or either of the covenants and promises on his part to be performed and fulfilled, the said party of 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 persons, 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 the said first party shall retain all the money which may have been paid by the second party, as well as any improvements or additions to the real estate, as rent for the use of said property by said second party until the time of such forfeiture.

The Second Party must keep up with the maintenance of the said property.

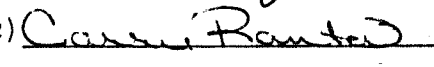
In Witness whereof, the said parties have hereunto set their hands and seals this 1st day of June, 1998.



Jesse D. Browning



John W. Luedke

(Notary Public) 



Janti I. Browning

County Of Residence: Lake

My commission expires: 11/16/2001

