

CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this 1st day of January in the year 1998, by and between Wardell & Patricia Watkins of the County of Lake and State of Indiana, party of the first part, and DuJuana Waddy of the County of Lake and State of Indiana, party of the second part.

WITNESSETH, that the said party of the first part hereby sells to the party of the second part, the following described real estate to-wit:_____

4922 Carey Street
East Chicago, IN 46312

Lot 30, and the North 15 feet of Lot 29, block 25, Calumet addition to East Chicago, as shown in Plat Book 8, page 32, in Lake County, Indiana

Key#: 30-217-29

situated in the County of Lake in the State of Indiana for the sum of fourteen thousand, four hundred and 0/100 cents 14,400 DOLLARS

The said party of the first part hereby covenants and agrees to convey the said premises above described to the said party of the second part, by a good and sufficient warranty deed, executed by the party of the first part, together with the additions of said party of the first part in due form of law, which deed shall be delivered to the said party of the second part upon payment being made as herein provided, on or before the 1st day of January 1999. The said party of the first part also agrees on or before the 1st day of January 1998, to furnish to the party of the second part a complete abstract of title to said premises brought down to said place, certified to by a competent abstractor, showing good title to the said premises, free and clear of any and all encumbrances save and except taxes

and allow the said party of the second part a reasonable opportunity to have said abstract examined. The taxes on said premises for the year 1998 are to be paid by the said party of the second part. Possession of said premises is to be delivered to the said party of the second part on or before the 1st day of January 1998.

On his part, the said party of the second part agrees to pay the sum of _____ (monthly) four hundred DOLLARS in manner following (monthly) four hundred Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged:

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and the remainder in cash upon the 1st day of January receipt of the deed as herein provided. Deed will be provided in one year, upon good payment history.

It is mutually agreed by and between the parties hereto, that the covenants and agreements herein contained, shall extend to and be obligatory upon the heirs, executors, administrators, and assigns of the respective parties; that time is of the essence of this contract; and that either party hereto, who shall fail or refuse to comply with the provisions of this contract, on his part to be performed, shall forfeit and pay to the other party the sum of 0 Dollars, which sum is hereby fixed and agreed upon as the liquidated damages to be sustained by either party from failure or default upon the part of the other.

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals to this agreement, in duplicate the day and year first above written.

WITNESS: [Signature]
X [Signature] (Seal.)
X [Signature] (Seal.)

000162 (Seal.)

This instrument prepared by:

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STATE OF INDIANA
LAKE COUNTY
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MORRIS W. CARPER
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