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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

99084261 LAND CONTRACT

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MORRIS W. CARTER
RECORDER

THIS LAND CONTRACT ("Contract") has been executed this 4 day of October, 1999, by Woodrow Cruse and Dorothy Cruse ("Seller"), and Gladys Brown and Abel M. Steward ("Purchaser").
A.B.B. B. Larena M.G.

WITNESSETH that the parties agree as follows:

Seller hereby sells to Purchasers, and Purchasers hereby purchases from Seller, the following described real estate, together with all improvements, thereon or belongings thereto, located in Lake County, Indiana ("Real Estate"), being more particularly described as follows: See attached

A single family dwelling known as: 5541 Sohl
Hammond, IN 46320

Key # 36-62-15

commonly known as: 5541 Sohl, North Township, Lake County, Hammond, Indiana 46320, together with all improvements and fixtures, if any all upon the following covenants, terms and conditions:

1. Title and Deed

(A.) Title shall be held in Escrow by Ticor Title Insurance Company, 9009 Indianapolis Blvd., Highland, IN 46322 for a period not to exceed 24 months

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(B.) Warranty Deed

PETER BENJAMIN
LAKE COUNTY AUDITOR

Purchasers shall be entitled to delivery of the Warranty Deed at any time upon payment of all amounts due in the form of a cashier's or certified check made payable to the Sellers, which amount shall be without premium or penalty. At the time Purchasers provide notice to Sellers that they are prepared to prepay all amounts due, Sellers or Sellers representative shall produce and record at their expense a release deed for any prior mortgage or obtain a currently dated loan repayment letter reflecting the amount necessary release for any prior mortgage. The repayment of the prior mortgage shall be supervised and administered by Purchaser's mortgage lender, if any.

2. Purchase Price and Manner of Payment

(A) Purchase Price. The Purchase Price for the Real Estate shall be the sum of Forty Seven Thousand Dollars (\$47,000.00), ("Purchase"), which Purchaser agrees to pay Seller in accordance with the terms and conditions of this Contract, without relief from valuation and appraisal laws and with reasonable attorney's fees after default and referral to an attorney for collection.

(B) Manner of Payment. The Purchase Price shall be paid in the following manner:

1. At the initial closing the Purchaser shall pay the Seller a "down payment" of ten thousand dollars (\$10,000.00) which leaves a remaining balance of thirty seven thousand dollars (\$37,000.00)

2. The Purchasers hereby covenant and agree to pay to Woodrow Cruse and Dorothy F. Cruse at 2914 44th St Highland In 46322 or to such other person or at such other place as seller may from time to time designate in writing.

mail tax statements to 5541 Sohl
HAMMOND, IN 46320

19.00
E.P.
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Ticor Ho/ 9926917

3. The sum of three hundred fifty nine and ninety-six cents (\$359.96) to be paid in equal installments beginning on the 15th day of November and on the fifteenth day of each month thereafter for 23 consecutive months. Two hundred ninety seven dollars and seventy-one cents (\$297.71) shall be applied toward principal and interest (see amortization schedule attached); and sixty two dollars and twenty five cents (\$62.25) shall be applied towards taxes and homeowners insurance. The rate of interest shall be 9% per annum.

4. Purchasers may make prepayments of any amount due hereunder at any time without penalty or premium. No partial prepayment of the Contract Balance shall relieve Purchasers from continuing to make scheduled payments as they become due and payable.

5. Purchasers agree to pay a late charge of five percent (5%) after 15 days of any sum due after the payment date for said payment.

6. Forfeiture provisions are to be released by Seller when Purchaser has made downpayment of ten thousand dollars (\$10,000.00).

7. In the event of default, purchasers shall be granted a 120 day default period. In the event of default, Seller may treat the default as a breach of this Contract and Seller shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity: (1) maintain an action for any unpaid installments; (ii) declare the entire balance due and maintain an action for such amount; (iii) forfeit the buyer's interest under this Contract and retain all sums paid as liquidated damages in full satisfaction of any claim against Purchasers, and upon Purchasers' failure to surrender possession, pursue Purchaser's remedies as provided by Indiana law.

8. All payments received hereunder shall be applied in the following order of priority: first, to interest accrued and owing on the unpaid principal balance of the mortgage amount; second, to pay before delinquent all taxes and assessments which accrue after the date of this Contract; and may become a lien on the premises; third, to pay insurance premiums falling due after the date of this Contract; and fourth, to reduce the unpaid principal balance of the purchase price.

9. The final balloon payment of the balance of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner paid shall be due on or about November 15, 2001.

3. Possession. Possession shall be granted to Purchasers at the initial closing, provided that the full down payment due to the Seller has been paid in full in the form of a Cashier's Check, and further provided that Purchasers on such initial closing are otherwise not in default hereunder. Purchasers further agree that real estate shall be used solely as their personal residence and that under no circumstances shall it be used for any illegal activities.

4. Survey. Seller shall provide the Purchasers with a current and up-to-date survey of the property at the time of second closing.

5. Seller's Representations: Seller expressly warrants to Purchasers that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises before this Contract was executed, has been received by the Seller, its principal or its agents.

Seller further warrants that Seller has good and merchantable title to the real estate, free and clear of any and all liens, leases, restrictions and encumbrances. Seller further represents and warrants

the following as of the date hereof; Seller has made no other contract to sell all or part of the real estate to any person other than the Purchasers: Seller has not given to any person an option, which is presently exercisable, to purchase all or any part of the real estate; there are no unpaid claims for labor done upon or materials furnished for the real estate in respect of which liens have been or may be filed; the improvements upon the real estate are located entirely within the bounds of the real estate, and there are no encroachments thereon; there are no existing violations of zoning ordinances or other restrictions applicable to the real estate; there is no judgment of any court of the state of Indiana or of any court of the United States that is or may become a lien of the real estate; and Seller is neither principal; nor surety on any bond payable to the state of Indiana.

6. Purchaser to Maintain: Purchasers shall keep the premises, all improvements and the grounds in the same condition as delivered, ordinary wear and tear expected. Purchasers shall make all necessary repairs on the premises. 7. LIENS: Purchasers shall not suffer or permit any mechanic's lien, judgment or other lien of any nature whatsoever to attach to or be against the property which shall or may be superior to the rights of the Seller: Each and every contract for repairs or improvements on the premises, shall contain an express, full and complete waiver and release of any and all lien or claim of lien against the premises, and no contract or agreement, oral or written, shall be executed by the Purchasers for repairs or improvements upon the premises, unless it contains an express waiver or release of lien upon the party contracting, and a copy of each and every contract shall be promptly delivered to Seller.

87. Notices: All notices required to be given under this contract shall be construed to mean notice in writing signed by or on behalf of the party giving the notice and may be served upon the other party or his agent personally or by certified or registered mail, return receipt requested, to the parties addressed: if to Seller at the address shown in paragraph 1 or if to the Purchasers, at the address of the premises. Notice shall be deemed made when mailed or served.

98. Prepayment: Purchaser shall have the right, but not the obligation, to prepay the balance due under this Contract without penalty, at any time prior to the final closing date.

109. General Agreement of Parties: This contract shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the parties. When applicable, use the singular form of any word also shall mean or apply to the plural.

IN WITNESS WHEREOF, Seller and Purchasers have executed this instrument on the 4 day of October, 1999.

PURCHASER

Gladys B. Brown
Gladys Brown
b.B.B. Print Name

Lorena M. Steward
Lorena M. Steward
L.M.S. Print Name

SELLER

Woodrow Cruse
Woodrow Cruse
Print Name

Dorothy J. Cruse
Dorothy Cruse
Print Name

This document prepared by:
Alan E. O'Connor, Esq.
2091 Hidden Valley Drive
Crown Point, IN 46307
IN Atty #9710-45

SELLER'S ACKNOWLEDGMENT

STATE OF INDIANA)

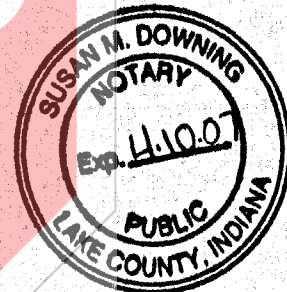
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally, appeared Woodrow Cruse, Dorothy Cruse, Gladys Brown and Lorena M. Steward, who acknowledged the execution of the foregoing Land Contract.

Witness my hand and Notary Seal this 4 day of September, 1999.
October

My commission expires 4/10/07

Signature *Susan M. Downing*
Printed Susan M. Downing
Residing in Lake County, Indiana



This document prepared by:
Alan E. O'Connor, Esq.
2091 Hidden Valley Drive
Crown Point, IN 46307
IN Atty #9710-45



LOAN AMORTIZATION TABLE

What is the Loan Amortization Table Sheet?

Date		Lender Name						
9/7/99								
Pmnt #	Start of Period	Annual Interest Rate	Scheduled Balance	Actual Balance	Scheduled Payment	Interest Portion	Principal Portion	Additional Principal
1	10/99	9.00%	37,000.00	37,000.00	(297.71)	(277.50)	(20.21)	
2	11/99	9.00%	36,979.79	36,979.79	(297.71)	(277.35)	(20.36)	
3	12/99	9.00%	36,959.43	36,959.43	(297.71)	(277.20)	(20.51)	
4	01/00	9.00%	36,938.91	36,938.91	(297.71)	(277.04)	(20.67)	
5	02/00	9.00%	36,918.24	36,918.24	(297.71)	(276.89)	(20.82)	
6	03/00	9.00%	36,897.42	36,897.42	(297.71)	(276.73)	(20.98)	
7	04/00	9.00%	36,876.44	36,876.44	(297.71)	(276.57)	(21.14)	
8	05/00	9.00%	36,855.30	36,855.30	(297.71)	(276.41)	(21.30)	
9	06/00	9.00%	36,834.01	36,834.01	(297.71)	(276.25)	(21.46)	
10	07/00	9.00%	36,812.58	36,812.58	(297.71)	(276.09)	(21.62)	
11	08/00	9.00%	36,790.94	36,790.94	(297.71)	(275.93)	(21.78)	
12	09/00	9.00%	36,769.18	36,769.18	(297.71)	(275.77)	(21.94)	
13	10/00	9.00%	36,747.22	36,747.22	(297.71)	(275.60)	(22.11)	
14	11/00	9.00%	36,725.11	36,725.11	(297.71)	(275.44)	(22.27)	
15	12/00	9.00%	36,702.84	36,702.84	(297.71)	(275.27)	(22.44)	
16	01/01	9.00%	36,680.40	36,680.40	(297.71)	(275.10)	(22.61)	
17	02/01	9.00%	36,657.79	36,657.79	(297.71)	(274.93)	(22.78)	
18	03/01	9.00%	36,635.02	36,635.01	(297.71)	(274.76)	(22.95)	
19	04/01	9.00%	36,612.07	36,612.07	(297.71)	(274.59)	(23.12)	
20	05/01	9.00%	36,588.95	36,588.95	(297.71)	(274.42)	(23.29)	
21	06/01	9.00%	36,565.65	36,565.65	(297.71)	(274.24)	(23.47)	
22	07/01	9.00%	36,542.19	36,542.19	(297.71)	(274.07)	(23.64)	
23	08/01	9.00%	36,518.54	36,518.54	(297.71)	(273.89)	(23.82)	
24	09/01	9.00%	36,494.72	36,494.72	(297.71)	(273.71)	(24.00)	
25	10/01	9.00%	36,470.72	36,470.72	(297.71)	(273.53)	(24.18)	
26	11/01	9.00%	36,446.54	36,446.54	(297.71)	(273.35)	(24.36)	
27	12/01	9.00%	36,422.18	36,422.18	(297.71)	(273.17)	(24.54)	
28	01/02	9.00%	36,397.64	36,397.64	(297.71)	(272.98)	(24.73)	
29	02/02	9.00%	36,372.91	36,372.91	(297.71)	(272.80)	(24.91)	
30	03/02	9.00%	36,347.99	36,347.99	(297.71)	(272.61)	(25.10)	
31	04/02	9.00%	36,322.89	36,322.89	(297.71)	(272.42)	(25.29)	
32	05/02	9.00%	36,297.61	36,297.60	(297.71)	(272.23)	(25.48)	
33	06/02	9.00%	36,272.13	36,272.13	(297.71)	(272.04)	(25.67)	
34	07/02	9.00%	36,246.48	36,246.48	(297.71)	(271.85)	(25.86)	
35	08/02	9.00%	36,220.60	36,220.59	(297.71)	(271.65)	(26.06)	
36	09/02	9.00%	36,194.54	36,194.54	(297.71)	(271.46)	(26.25)	
37	10/02	9.00%	36,168.29	36,168.29	(297.71)	(271.26)	(26.45)	
38	11/02	9.00%	36,141.84	36,141.84	(297.71)	(271.06)	(26.65)	
39	12/02	9.00%	36,115.19	36,115.19	(297.71)	(270.86)	(26.85)	
40	01/03	9.00%	36,088.35	36,088.35	(297.71)	(270.66)	(27.05)	
41	02/03	9.00%	36,061.30	36,061.30	(297.71)	(270.46)	(27.25)	
42	03/03	9.00%	36,034.05	36,034.05	(297.71)	(270.26)	(27.46)	
43	04/03	9.00%	36,006.59	36,006.59	(297.71)	(270.05)	(27.66)	
44	05/03	9.00%	35,978.93	35,978.93	(297.71)	(269.84)	(27.87)	
45	06/03	9.00%	35,951.05	35,951.05	(297.71)	(269.63)	(28.08)	
46	07/03	9.00%	35,922.99	35,922.99	(297.71)	(269.42)	(28.29)	
47	08/03	9.00%	35,894.70	35,894.70	(297.71)	(269.21)	(28.50)	
48	09/03	9.00%	35,866.20	35,866.20	(297.71)	(269.00)	(28.71)	
49	10/03	9.00%	35,837.49	35,837.49	(297.71)	(268.78)	(28.93)	
50	11/03	9.00%	35,808.56	35,808.55	(297.71)	(268.59)	(29.15)	
51	12/03	9.00%	35,779.41	35,779.41	(297.71)	(268.35)	(29.36)	
52	01/04	9.00%	35,750.04	35,750.04	(297.71)	(268.13)	(29.59)	
53	02/04	9.00%	35,720.46	35,720.46	(297.71)	(267.90)	(29.81)	
54	03/04	9.00%	35,690.65	35,690.65	(297.71)	(267.68)	(30.03)	
55	04/04	9.00%	35,660.62	35,660.62	(297.71)	(267.45)	(30.26)	
56	05/04	9.00%	35,630.37	35,630.36	(297.71)	(267.23)	(30.48)	
57	06/04	9.00%	35,599.88	35,599.88	(297.71)	(267.00)	(30.71)	

LEGAL DESCRIPTION

Lot 18 in Block 1 in H. W. Sohl's Fourth Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 2 page 6, in the Office of the Recorder of Lake County, Indiana.



(6)