

317 E. Ridge Rd. Gary #4409  
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THIS IS A LEGALLY BINDING CONTRACT.

# AGREEMENT FOR DEED

## KNOW ALL MEN BY THE PRESENTS:

That Lola C. Brokemond of the City of Jacksonville, County of Duval, State of Florida and Chareese Hardaway of the City of Gary, County of Lake, State of Indiana, herein called "Seller" hereby agree to sell to Louis Reese and Angela Reese of the City of Gary, County of Lake, State of Indiana, herein called "Buyer," the real property, herein called "Property," located at 317 East Ridge Road in the City of Gary, Lake County, Indiana, more particularly described as:

Lot 3, Block 1, Resubdivision of Part of Blocks 1, 3, 4 and 5, South Broadway Land Company's 6th South Broadway Addition to Gary as shown in Plat Book 10, Page 22, Lake County, Indiana.

Key #47-82-3

1. **Purchase Price.** The Purchase price for the Property shall be the sum of Twenty Thousand (\$20,000) Dollars payable by Buyer to Seller in the manner described herein.
2. **Mortgage and Note** to be held by Seller at 2% variable interest payable at the rate of Four Hundred per month.
3. **Financing Terms.**
  - a. Initial deposit has been delivered by Buyer to Seller in two installments, one \$400.00 for June, 1999, and one \$375.00 for July, 1999. Mortgage payments are payable at \$400.00 per month including 2% variable interest rate and due and payable on the 25th day of each month, and accrument retroactive to June, 1999. A late charge of Fifty (\$50.00) Dollars shall be due on monthly payments tendered more than ten (10) days late.
4. **Title Evidence.** In the case of title policy, Buyer shall, at his expense, obtain a title insurance policy or abstract of title. Upon execution of this AGREEMENT FOR DEED, Seller agreed to make final conveyance by Warranty Deed or other appropriate instrument conveying full title of property to Buyer.
5. **Taxes.** All taxes are the sole responsibility of Buyer. Property is to be established in Buyer's name immediately to entitle Buyer to qualify for Homestead privileges.
6. **Insurance.** Buyer is responsible for obtaining home owner's insurance, including but not limited to fire and vandalism. A copy of the insurance policy is to be presented to Seller.
7. **Default.** Should Buyer default in mortgage payments of four (4) months to Seller, the Property is automatically returned to Seller, and by the signing of this instrument this clause is in full force. Seller agrees, however, to consider aberrant occurrences which may arise, provided Buyer gives ample notification and explanation, and where deemed necessary to Seller, Buyer shall present substantiating documentation upon request.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals this 25<sup>th</sup> day of August, 1999 A.D.

Louis P. Reese (Buyer)  
LOUIS REESE

Angela Reese (Buyer)  
ANGELA REESE

WITNESSETH:

Mr. Marco L. News  
MR. MARCO L. NEWS  
PRINT NAME

LOLA C. HARDAWAY  
LOLA C. HARDAWAY

WITNESSETH:

Peter Benjamin  
PETER BENJAMIN  
LAKE COUNTY AUDITOR  
Chareese Hardaway (Seller)  
CHAREESE HARDAWAY

WITNESSETH:

Rose Hardaway  
ROSE HARDAWAY  
PRINT NAME

FILED

OCT 20 1999

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
JAMES W. CARTER  
RECORDER

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