Copy BIATE OF INDANA REAL ESTATE CONTRA LAKE COUNTY FILED FOR PELICIPO Mede better Lake Properties, Inc. This Agreement party of the first part, and Idella Crockett 029713 2000 HAY -2 AM 10: 55 WITNESSETH. That the said party of the first part, in consideration of the money to be party and the everants as herewith expressed to be performed and fulfilled by the party of the second part (the payment of and money and the prompt performance of said covenants being a condition precedent, and time of the essence of said condition) hereby agree, upon such payments and performance of covenants, to sell to the said party of the second part the real estate hereinofter described, sit-County, in the State of Indiana, and described as follows, to wit: Lots 11 and 12, Block 3, F.R. Maps 2nd Addition, in the City of Gary, as shown in Plat Book 10, page 19, in Lake County, Indiana. Commonly known as 3745 West 20th Place, Gary, Indiana. Key # 46-7-11. 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 M-281, Gary, Indiana, 46401 , Indiana, the sum of no Twenty-Nine Thousand and--------- DOLLARS 100 at the time and in the manner following, towit:

Chree Thousand

DOLLARS cash at the time of making this contract, receipt of which is hereby acknowledged, Three Thousand and the sum of Three Hundred Twenty-Five and----- Bollars On the first day of each and every month, commencing with the first day of July, 1990, and a similar amount each and every month thereafter. day of each month, hereafter until the whole remaining purchase money shall be paid in full. on the 1st Without any relief whatever from valuation or appraisement laws, with attorneys' fees and interest at the rate of 12% day of July, 1990 per cent per annum on the amount of principal remaining due on the and every month thereafter preceding. The amount of said interest, however, shall be deducted from the amount of said payments, unless herein otherwise provided, and the balance of said payments shall be applied to the reduction of said unpaid balance. It being agreed and understood that any acceptance by first party of payments after the same mature hereunder shall not operate as an extension of time for other payments hereunder, and shall in no manner alter the strict terms hereof. It is agreed that second party may pay the entire unpaid balance of the purchase price hereunder at any time. And the said party of the second part further agrees that he will faithfully keep an insurance on said property in the name of said first party, in some company to be approved by said first party, indorsed, loss, if any payable to the first and second fire insurance and Liability Insur parties as their interest may appear, in the sum of \$ 26,000.00 tornado insurance, and in due season, pay all taxes and assessments for all purposes and of all kinds whatsoever, levied and assessed upon said real estate or upon this contract, which became a lien during the year 1990 payable in the year 1991Pro and which may thereafter become due, including penalties and interest; and in case the said party of the second part shall fail to keep and pay for such insurance, to pay any or all of said taxes and assessments whenever and as soon as the same shall become due and payable, and the said party of the first part shall at any time provide, pay, or cause the same to be paid, the amount so paid by the party of the first part, including all penalties allowed and charged by law in addition to such insurance premiums, taxes and assessments, shall with per cent interest thereon become an additional consideration to be paid by the party of the second part for the real estate hereby agreed to be sold. The party of the second part does hereby irrevocably consent that party of the first part may at any time during the life of this contract, mortgage and encumber the real estate for an amount not to exceed the balance due hereunder at the time of making such mortgage. Whenever the unpaid balance due on this contract is reduced so that it is possible so to do, the Second Party agrees to borrow a sufficient sum of money to pay in full to the First Party said unpaid balance, including interest at the rate aforesaid, then unpaid, on this contract, at the time of procuring and receiving such loan. The First Party shall have the right, at any time, to enter upon and in said premises the purpose of inspecting the same. The Second Party shall not assign or transfer this contract of sale, let or sublet said contract or any part thereof, remove any improvements of any kind or character, or make any alterations, without the written prent of the First Party. This provision shall apply both to improvements now on the premises and to improvements that may be placed thereon. Provided always that these presents are upon the condition that in case of the failure of the said of the second part, his heirs, executors, administrators or assigns in the performance of all or either of the coverages 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 and the said estate. 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 said first party shall retain all the money which may have been paid by 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.

THIS REAL ESTATE IS BEING SOLD AS IS.. SEE ADDENDUM. . 19 90 IN WITHESS WHEREOF the said parties have bereunto set their hands and seals this 26 day of May ....(SEAL).⊊ O.OEAL) Properties, Inc

This instrument propered by S ondra Gross

.(SEAL).....

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Jack Gross, President

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## ADDENDUM

The Purchasers herein acknowledge that they or their representatives have fully examined the premises hereinbefore described and the improvements thereon, prior to the execution hereof, and that said Purchasers know the physical condition thereof in all respects and that same is acceptable to the Purchasers "as is" and "as seen" and said Purchasers agree and acknowledge that no representations as to the physical condition or state of repair of said premises in any respects, which have not been specifically expressed in this agreement.

Purchasers agree to comply with all city building codes.

Purchasers agree not to incumber this property with any type of liens.

In the event of fire or other damage loss to the premises, purchaser will give immediate notice by mail to seller, and seller may make proof of loss if not made promptly by purchaser, and each insurance company concerned is hereby authorized and directed to make payments for such loss directly to seller instead of to purchaser and seller jointly, and the insurance proceeds, or any part thereof, may be applied by the seller at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged.

Purchaser agrees to obtain their own liability insurance in the amount of \$300,000.00 or more and shall hold Seller harmless from any claims or law suits arising out of the use of the premises by the Purchaser, Purchasers' guests and invitees.

Payments received Ten (10) days after due date will incur a \$25.00 LATE FEE in addition to the monthly payment.

Purchasers agree to re-imburse seller for all damages to the property. Purchasers agree to pay an additional \$75.00 or more a month with their payments towards their Real Estate Taxes.

Lake Properties, Inc. Jack Gross, President Idella Crockett

My Commission expires
Witness my hand and official seal.
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Before me, the undersigned, a Notary Public in and for said County, this
STATE OF INDIANA,
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