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When recorded mail to:

Name James & Michele Ference

Address 236 E. 900 S.

City/State/Zip Code Kouts, IN 46347

2000 051916

STATE OF LAKE CO. FILED FOR

2000 JUL 24

MORRIS W. RECO

Space above this line for Recorder's use.

AGREEMENT FOR SALE OF REAL ESTATE

This AGREEMENT, made and entered into this 15 day of DECEMBER,

19 99 by and between A. Michele Ference

whose address is 236 East 900 South, Kouts, IN 46347

the First Party, and Celeste Glover

whose address is 3832 ONTARIO COURT, EAST CHICAGO, IN.
the Second Party.

WITNESSETH. That the First Party in consideration of the covenants and agreements hereinafter set forth, agrees to sell and convey unto the Second Party, and the Second Party agrees to buy AS IS, all rights, title and interest in and to that certain parcel of Real Property situated in Lake County, State of Indiana, and legally bound or described as follows:

SUNNYSIDE ADD. L. 3 BL. 13, AS SHOWN IN PLAT BOOK 15, PAGE 1,
Commonly known as 2505 - 141st Street, East Chicago, Indiana 46312.

Together with: (1) all buildings present improvements presently situated or hereafter placed thereon (2) all existing leases (3) any future leases executed thereon, and (4) all rents, issues and profits thereof, including mineral deposits of whatever nature.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

1. **Purchase Price.** The Second Party, in consideration of the premises, agrees to pay to the First Party, the sum of Sixty Thousand and No/100-----DOLLARS (\$60,000), as and for the full purchase price of the premises about described.

A. Michele Ference, First Party (Seller)

Celeste Glover, Second Party (Buyer)

1700
AC

25 x 10

2. **Terms.** The terms under which the above purchase will be paid by the Second Party are as follows, to wit: \$1,000 as down payment; with monthly payments in the amount of \$475.00 per month, including interest at the rate of 8 % per annum for five years, commencing Dec. 15, 1999 and increasing each Dec 15 by \$50.00 per month per twelve month period of the 60 month term. Following the five year period/60 monthly payments, the Second Party will be required to pay in full the remaining balance of the \$60,000 to the First Party. In the event the Second Party is unable to pay the balance at the end of 60 months, the First Party shall be released from all obligations in law or equity payments made under this Agreement with all payments being retained by the First Party.

3. **Manner and Place of Payments.** The amount due the First Party as a deferred balance under this Agreement shall be paid by the Second Party in Lawful Money of the United States of America on the 15th day of each month, at which time the First Party will collect the payment at 2505 - 141st Street, East Chicago, Indiana, or payment shall be mailed to a location as designated in writing by the First Party.

4. **Taxes and Assessments.** The Second Party agrees to pay, without interruption, all taxes, fees, assessments, utility bills (including electric, gas, water, telephone), encumbrances or any charges which may have, or acquire priority to, or impair the interest of the First Party secured by this Agreement except those incurred before the effective date of this Agreement.

5. **Insurance.** (a) The Second Party agrees to insure for replacement value, and keep all improvements on said premises insured for the protection of the First Party. Also, Second Party agrees to insure for other potential liabilities generally covered by homeowner's insurance and to provide any deductible amount to the First Party. First Party to state in writing acceptable minimum coverages with no more than annual re-assessments with insurance representatives. Insurance provider must be acceptable to First Party.

(b) The Second Party further agrees to pay all premiums when becoming due on said insurance and to keep the Policies of insurance properly endorsed with the First Party as Loss Payee, and the Second Party shall sign over any insurance claim settlements to the First Party. In the event of the Second's Party inability to process an insurance claim or to co-sign an insurance claim check, the First Party shall be authorized to be the sole legal signor. The First Party reserves the right to request and receive any and all insurance information.

(c) The Second Party further agrees, and it being understood, that in the event of a loss, or any claims arising from a loss, each insurance company concerned shall make payment for such loss directly to the First Party, and that such loss proceeds shall, at the First Party's option, be applied to the deferred balance then due and owing under this agreement, whether fully due or not, or to the restoration of said improvements.

6. **Further Conditions.** (a) All permanent or semi-permanent changes to the interior and exterior of the structure and the grounds which constitute the property shall require the written approval by the First Party. The grounds and house shall be maintained or improved by the Second Party in order to meet acceptable standards for a safe and well kept residential property.

A. Michele Ference, First Party (Seller)

Isabel Glenn, Second Party (Buyer)

- (b) No debt or lien shall be placed upon the property without the written approval from the First Party.
- (c) Pets will be allowed only with written approval from the First Party.
- (d) In the event there is a dispute on the definition of a condition or the wording thereof, the First Party, in a reasonable manner, will determine the acceptable definition. Conditions as set forth in this Agreement may not be all encompassing and the First Party reserves the right and authority to make reasonable adjustments should they become necessary. Should any part of this document be deemed unenforceable, all other conditions shall remain in force.
- (e) The Second Party will provide in writing to the First Party, a current home telephone number and any additional means of maintaining uninterrupted communication. The Second Party will also supply the First Party with a copy of all keys necessary to gain access to all areas of the interior and exterior areas of the property. The First Party shall be reasonable in using these keys for access.

(f) Occupants of the property are identified as follows: VETRICE JOHNSON
AND DIDONTE GLOVER, ONLY
and are considered authorized occupants of the property. Guests visiting more often than one week every six months will require authorization in writing from the First Party. No business, commercial venture, charitable, religious or unlawful activities shall be conducted from or on the property.

7. Delivery of Title. The First Party, upon receiving full payment of the deferred balance due under this agreement, agrees to execute and deliver to the Second Party, a clean deed showing title to the premises.

8. Breach. (a) In the event the Second Party should breach this Agreement by failing to pay when becoming due, or any of the obligations described in this Agreement, and thereafter upon being served by the First Party with a "Notice of Forfeiture" according to law, such breach is not timely cured, then the First Party shall be released from all obligations in law or equity payments made under this Agreement up to the date of forfeiture with all such payments being retained by the First Party as liquidated damages. Should the Second Party be found to have legally breached this Agreement, the Second Party shall be owe to the First Party, even if the Second Party has legally received bankruptcy status, what would have been the equivalent of rent on the property described in the amount of \$700.00 per month plus \$35.00 increase per month per 12 month period less the amount paid per month for the year(s) the Second Party has made payments. This condition is in recognition of the lenient down payment requirement extended by the First Party.

9. Attorney Fees. In the event of any breach of this Agreement by the Second Party, the First Party shall be reimbursed by the Second Party for all sums expended to either (1) effect a cure of such breach, or (2) accomplish a forfeiture of the Agreement, including a reasonable amount for Attorney Fees. Should the First Party fail to deliver to the Second Party a clear title to the property, the Second Party shall be reimbursed by the First Party for all sums expended to either effect a cure of such breach.

A. Michele Ference, First Party (Seller)

Didonte Glover, Second Party (Buyer)

9. **Essence of Time.** It is understood by the Parties that time is the essence of this Agreement, and that all of the covenants and agreements herein contained shall insure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the First Party hereto. The continuation of this Agreement, however, does not extend to the heirs, executors, administrators, successors and assigns of the Second Party except to cover accrued expenses, insurance premiums due, or insurance claim payments which must then go only to the First Party and not the heirs or assigns. In the unfortunate event of the death of the Second Party, the First Party shall be released from all obligations in law or equity payments made under this Agreement and the co-residents of the property shall be required to vacate within 30 days following the date of death.

Document is
NOT OFFICIAL!

IN WITNESS WHEREOF, the parties have executed this Agreement For Sale Of Real Estate
this 15th day of December 1999.

B. Michele Ference, First Party (Seller)

Debra Glover, Second Party (Buyer)

STOP



ACKNOWLEDGMENT

State of Indiana,
County of Lake, ss.

On this 15th day of Dec., 1999, before me the undersigned

Notary Public, personally appeared A. Michele Fureuse & Jolene Blom

Known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires: 6-11-00 Quita Gilyard
Notary Public

This Document is the property of
the Lake County Recorder!



Personally Known (or) Produced Identification

Type of Identification Produced: Indiana Drivers Lic.

