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NEW#26-26-7-0025140 PM#26-26-6-0568806

INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

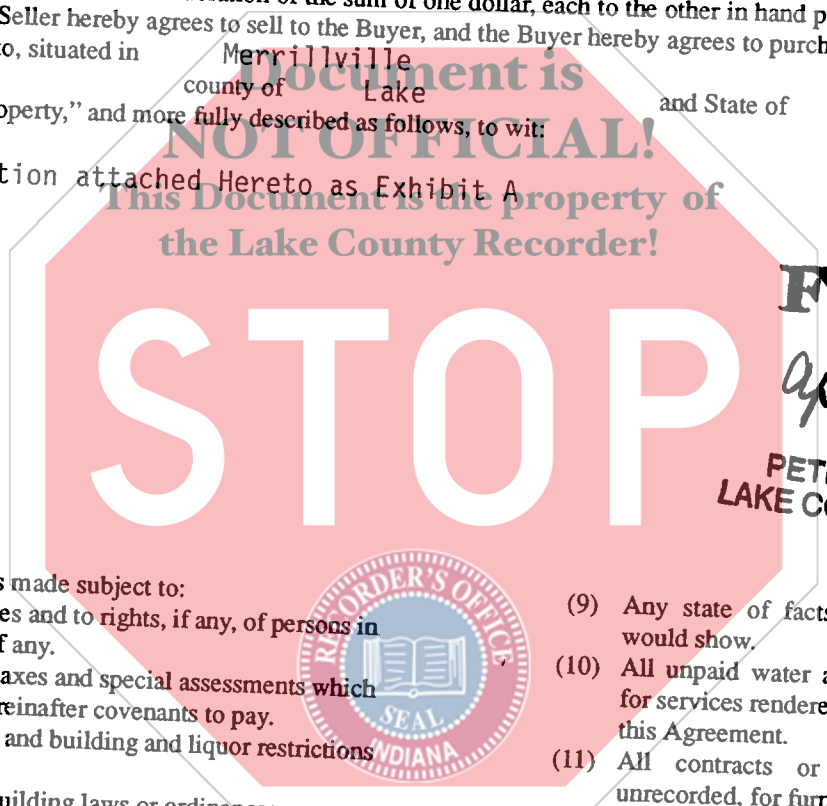
THIS LOAN MAY NOT BE ASSUMED WITHOUT THE PRIOR APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT, SUCCESSORS OR ASSIGNS.

1. THIS AGREEMENT, made this 22nd day of August 2001, by and between the Secretary of Veterans Affairs, an officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter called "Seller," and his/her successors in such office, as such, and whose mailing address is

Mary R. Jenkins
2449 W. 63rd Ave.
Merrillville, IN 46410

2002 03359

2. WITNESSETH: For and in consideration of the sum of one dollar, each to the other in hand paid, and of the mutual covenants and agreements herein, the Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller, the property and all appurtenances thereto, situated in Merrillville county of Lake and State of Indiana hereinafter called "Buyer." herein referred to as "the property," and more fully described as follows, to wit: See Legal Description attached Hereto as Exhibit A.



FILED
April 9, 2002
PETER BENJAMIN
LAKE COUNTY AUDITOR

3. This Agreement is made subject to:
- (1) Existing leases and to rights, if any, of persons in possession, if any.
 - (2) The general taxes and special assessments which the Buyer hereinafter covenants to pay.
 - (3) Building line and building and liquor restrictions of record.
 - (4) Zoning and building laws or ordinances.
 - (5) Party wall rights or agreements.
 - (6) Roads and highways.
 - (7) Covenants, conditions, exceptions, reservations, restrictions, or easements of record.
 - (8) Rights of all parties claiming by, through, or under the Buyer.
 - (9) Any state of facts which an accurate survey would show.
 - (10) All unpaid water and sewage-disposal charges for services rendered after the date of delivery of this Agreement.
 - (11) All contracts or agreements, recorded or unrecorded, for furnishing gas, electricity, water, or sewage-disposal service.
 - (12) The constitution, bylaws, rules, regulations, restrictions, charges, or assessments of any civic improvement or other association, corporation, or district which affect the property.

The Buyer shall indemnify and save harmless the Seller from all loss and liability that arise by reason of any and all obligations and liabilities existing or arising out of any of the foregoing matters.

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N. H. OS

4. Buyer shall pay to Seller for the property of the sum of Eighty Thousand and 00/100 dollars (\$ 80,000.00) in lawful money of the United States of America at the Regional Office of the Department of Veterans Affairs, an agency of the United States, in the city of Indianapolis, or at such other place within the United States as the Seller may from time to time designate in writing, at the times, in the amounts, and in the manner following:

Eight Hundred and 00/100 dollars (\$ 800.00) in cash paid prior to or upon the execution and delivery of this Agreement; and the balance of Seventy-Nine Thousand Two Hundred and 00/100 dollars (\$ 79,200.00) (herein referred to as "Principal sum" or as "principal") with interest on unpaid principal at the rate of 7.00 % per annum, from the 22nd day of August 2001 ~~XX~~, which said principal and interest shall be payable in 360 equal monthly installments as follows:

Five Hundred Twenty-Six and 93/100 dollars (\$ 526.93) on the first day of October 2001 ~~XX~~, and a like sum on the first day of each and every month thereafter until said principal and interest shall have been fully paid. Unless sooner paid, the unpaid balance of principal plus the accrued and unpaid interest shall be due and payable on the first day of September, 2031. Except as hereinafter otherwise provided, each payment made hereunder shall be credited first on the interest then due as herein provided and the remainder shall be credited upon unpaid principal. Additional payments of principal in any amount not less than the amount of the monthly installments above provided or one hundred dollars, whichever is less, may be made at any time, Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier. At Seller's option the Buyer will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after due date thereof to cover the extra expense involved in handling delinquent payments.

5. Except as otherwise provided herein, Buyer covenants and agrees: (a) to pay, before delinquency and before accrual of interest or penalty, all taxes for the year 2000 and subsequent years, all installments of special improvement taxes and assessments due and payable in the year 2001 and subsequent years, and all special taxes and assessments hereafter levied or which are not now in collection or which are for improvements not yet completed upon said property, together with all ground rents, water delivery costs and rates, assessments on water or ditch stock or water rights, levies, liens, encumbrances, and other costs or charges appurtenant to or affecting said property or any part thereof, or the full and proper use and enjoyment thereof, or affecting this instrument or the indebtedness hereby evidenced and secured, irrespective of whether the same constitute a lien or encumbrance upon said property, and when requested by the Seller, to deliver receipts or certificates, in form satisfactory to Seller, evidencing such payments; and (b) to maintain hazard insurance of such type or types and amounts as the Seller may from time to time notify Buyer to obtain on the improvements now or hereafter on said premises, and to pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by Seller, and the policies and renewals shall be held by Seller and shall contain, by endorsement or otherwise, appropriate provisions, acceptable to Seller, requiring all losses and refundable unearned premiums to be paid to Seller. In the event of loss Buyer will give immediate notice by mail to Seller, and Seller shall be entitled, but is not under any duty, to make proof of loss, if not made promptly by Buyer. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Seller instead of to Buyer and Seller jointly. Buyer shall promptly assign and deliver to the Seller, if required, all other insurance policies now or hereafter issued which cover any of said property.

6. Without limiting or impairing any of the covenants contained in paragraph 5 and in order to provide means for the due performance of certain of said covenants by the Buyer and further assurance to the Seller, the Buyer covenants and agrees to remit to the Seller, at the several times when the Buyer is obligated to make payments hereunder or at such other times as the Seller may require, additional funds in an amount equal to at least one-twelfth (1/12) of the annual amount which the Seller shall from time to time estimate to be necessary to pay the following items, or such of them as the Seller may, in his/her sole discretion and from time to time, elect to pay therefrom, and of which the Seller notifies Buyer:

- (a) Any of those taxes, assessments, ground rents, water delivery costs and rates, assessments on water or ditch stock or water rights, levies, charges, and encumbrances mentioned in paragraph 5 which the Seller may in his/her sole discretion and from time to time designate.
- (b) The premiums and costs of any fire and other insurance which the Buyer is obligated to maintain under the provisions of paragraph 5 and which the Seller may in his/her sole discretion and from time to time designate; and
- (c) Such other similar levies or charges as the Seller in his/her sole discretion and from time to time may deem it necessary or proper to pay.

From and out of moneys received by the Seller pursuant to the provisions of this paragraph and from and out of any other moneys received by the Seller from the Buyer or for Buyer's account, the Seller may at any time pay the whole or any part of said items indicated in paragraphs 5 and 6 of this Agreement, or any of them, together with any penalties, interest and charges thereon, or may retain for not longer than three (3) years any of such moneys for payment of any of said items, or the Seller may at Seller's sole option apply at any time any or all of such moneys to the payment of any indebtedness owing from the Buyer as a consequence of this Agreement. The Seller shall not be required to make any disbursement from said moneys to any agent or insurance company from whom Buyer may directly order insurance. All payments of said items made by the Seller hereunder may be in such amounts as are shown by Seller's records, or by bills obtained by the Seller, or on the basis of any other information received by the Seller, to be due, payable, past due, or delinquent on account thereof.

If requested by the Seller, Buyer shall promptly obtain, approve, and deliver to the Seller all bills for said items. The rights of the Seller to hold, apply, and dispose of said funds for the purposes and in the manner herein provided are irrevocable and absolute prior to full payment of all of the indebtedness of Buyer to the Seller, whether secured or unsecured, and none of said funds may be withdrawn by Buyer so long as any of such indebtedness remains unpaid.

7. All moneys paid to Seller hereunder may be commingled with other funds of the Seller or may be deposited by him/her with the Treasurer of the United States who is hereby authorized to commingle the same with the general funds of the United States. No interest shall be payable on the funds received by Seller for any purpose pursuant to any provision of this Agreement.

8. Buyer covenants not to commit, permit, or suffer any waste to the property, to keep the property in good repair and not suffer any mechanics' or material person's liens to attach thereto. Buyer further covenants not to abandon said property and not to use, permit, or suffer the use of any of the property for any illegal or immoral purpose, or, without written consent of the Seller, for any purpose other than that for which it is now intended, nor without such consent to effect, permit, or suffer any alteration or removal of, or any addition to, the buildings or improvements now or hereafter situated in or upon the property. Buyer further covenants and agrees to comply with all laws and ordinances which may in any manner affect the property.

9. No part of the property shall be used in the manufacture, sale, or distribution of intoxicating liquors without the written approval of Seller.

10. In the event Buyer fails, neglects, or refuses to perform, in whole or in part, any of the covenants, agreements, or obligations herein provided upon the part of Buyer to be performed, Seller is hereby authorized and empowered without notice and at the cost of Buyer, to perform or cause to be performed, any or all of said covenants, agreements and obligations, and to expend such sums of money as may be reasonable therefor, or for any other purpose which in the opinion of Seller is reasonably necessary for the protection of Seller. All such sums of money so expended by Seller, together with interest thereon, at the rate aforesaid, from the several dates of expenditure thereof until paid, shall become so much additional indebtedness under this Agreement and shall be repaid by Buyer to Seller, in lawful money of the United States of America, immediately and without demand, at the same place or places as other sums are payable hereunder, unless Seller shall agree that such sums be otherwise repaid, in which event such repayment shall be made by Buyer to Seller at such times and in such manner as Seller shall require. Any failure, neglect, or refusal by Buyer to repay such sums as herein provided shall constitute default hereunder. Any payment made under the terms of this Agreement may, at the election of Seller, be applied first to the repayment of any sums Seller shall have expended in accordance with the terms hereof.

11. Buyer hereby assigns, transfers, and sets over to Seller, up to the amount of the total indebtedness of Buyer to Seller hereunder, all of Buyer's right, title, and interest in or to all awards and claims in connection with condemnation of any of the property for public use, or for injury to any portion thereof, and the proceeds of all such awards or claims, after payment therefrom of all reasonable expenses incurred, including fees for attorneys representing Seller in any such proceeding, shall be paid to Seller. Seller is hereby authorized in the name of Buyer to execute and deliver valid acquittances thereof and to appeal from or otherwise appropriately litigate any or all of such awards or claims. Seller shall be under no obligation hereunder to sell or convey all or any part of the property, or right or interest therein which is condemned.

12. All moneys received by Seller under any policy or policies of insurance or any condemnation award or other award or claims after payment therefrom of all reasonable expenses incurred in connection therewith, including fees for attorneys representing Seller, may at the option of Seller, without notice, be used for the purpose of repairing, restoring, or improving the damaged structure upon the property, or may be credited on the indebtedness as Seller may elect.

13. Seller reserves for himself/herself and his/her employees or agents the right to enter upon the property at any reasonable time during the term of this Agreement for the purpose of inspecting and examining the property or for the purpose of performing any act proper to be performed for the purpose of protecting Seller's right, title, and interest in and to the property or to save it from waste, or for the purpose of exercising any right conferred upon Seller hereunder.

14. Delivery to and acceptance of this Agreement by Buyer shall constitute delivery to and acceptance by Buyer of possession of the property described herein and shall constitute an acknowledgment by the Buyer that Buyer has inspected and examined the property, is satisfied with its condition and Buyer acknowledges that he/she is buying the property "as is." The Buyer assumes responsibility for injury or death on or arising out of the property and also assumes the risk of loss or damage to the buildings now situate, or hereafter constructed, in or upon said property by fire, casualty, or other happening.

15. Time is of the essence of this Agreement and if default be made and continue for a period of thirty (30) days in the payment of any of the installments of principal, interest, or any other items hereinbefore stipulated, when the same become severally due hereunder, or in the payment of any other sum herein agreed to be paid by Buyer, or if default be made in the performance by Buyer of any other agreement, covenant, or obligation of Buyer hereunder, then in either, or any of said events, the whole unpaid balance due under the terms of this Agreement shall, at the option of Seller, immediately become due and payable and Seller may, at his/her option, (a) terminate by simple declaration of an election so to do, with or without notice, all of Buyer's rights under this Agreement and all of Buyer's right, title, and interest in the property; or (b) terminate all of Buyer's rights under this Agreement and all of Buyer's right, title, and interest in the property in any appropriate proceeding, legal or equitable; or (c) enforce Buyer's obligations hereunder in any appropriate proceeding, legal or equitable. Buyer agrees to pay all costs and expenses, including a reasonable sum for attorney's fees incurred by Seller in terminating Buyer's rights under this Agreement or claims to the property or in enforcing any or all of the terms of this Agreement, and in appropriate judicial proceedings, if any are initiated to establish or maintain Seller's right or title to, and possession of said property after breach by Buyer, free of any title or claims of Buyer.

The covenants in this Agreement contained shall be binding upon, and the benefits and advantages hereunder shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto.
IN WITNESS WHEREOF the parties hereto have executed this Agreement in duplicate by setting their hands and seals hereto as of the day and year first above written.

Signed and sealed in presence of:

(Witness)

The Secretary of Veterans Affairs

By *David Polikoff* [SEAL]
David Polikoff

(Witness)

Title Loan Guaranty Officer

WITNESS my hand and Notary Seal this 20th
day of August, 2001.

VA Regional Office or Regional Office and Insurance Center,

Indianapolis, Indiana
(City) (State)
Telephone 317-226-5209

NOTARY PUBLIC - Ana T. Kasalwa
MY COUNTY OF RESIDENCE: Hamilton

(Pursuant to a delegation of authority contained in 38 CFR 36.4342 or 36.4520.)

MY COMMISSION EXPIRES: 05/20/09

SELLER

Mary R. Jenkins [SEAL]
Mary R. Jenkins

(Witness)

(Witness)

WITNESS my hand and Notary Seal this 27th
day of August, 2001.

BUYER

Jerry Salazar
NOTARY PUBLIC

MY COUNTY OF RESIDENCE: Porter

MY COMMISSION EXPIRES: 3-24-03

This instrument was prepared by: Murray J. Feiwell, Attorney at Law

Unit 2449 West 63rd Avenue in Bel-Oaks Townhomes Exhibit "A" as shown in Plat Book 77 page 26 being that part of Parcel 3 in Bel-Oaks Townhomes in the Town of Merrillville, as per plat thereof, recorded in Plat Book 77 page 7, in the Office of the Recorder of Lake County, Indiana, described as: Commencing at the Southeast corner of said Parcel 3; thence North 88 degrees 18 minutes 35 seconds West a distance of 313.0 feet; thence North 01 degree 41 minutes 25 seconds East a distance of 185.21 feet; thence South 88 degrees 18 minutes 35 seconds East a distance of 73.2 feet to the point of beginning; thence South 88 degrees 18 minutes 35 seconds East a distance of 36.8 feet; thence South 01 degree 41 minutes 25 seconds West a distance of 53.0 feet; thence North 88 degrees 18 minutes 35 seconds West a distance of 36.8 feet; thence North 01 degree 41 minutes 25 seconds East a distance of 53.0 feet to the point of beginning, in the Office of the Recorder of Lake County, Indiana

EXHIBIT A

