

# CONTRACT FOR SALE OF REAL ESTATE

This Agreement, Made and entered into this 16th day of August in the year 1998, by and between Hal & Shawn Hogue 2002 092786 of the County of Jasper and State of Indiana, party of the first part, and Jeffery Azbill Sr. of the County of Lake and State of Indiana, party of the second part.

WITNESSETH, that the said party of the first part hereby sells to the party of the second part, the following described real estate to-wit: 2405 King St, Gary, In.

**FILED** Lot 14 (except the East 150 ft. thereof), Block 3, Oak Center Addition, as shown in Plat Book 23, page 46, in Lake County,

PETER BENJAMIN Indiana.  
LAKE COUNTY AUDITOR

Key No: 39-264-19

situated in the County of Lake in the State of Indiana for the sum of TEN THOUSAND (\$10,000) DOLLARS

The said party of the first part hereby covenants and agrees to convey the said premises above described to the said party of the second part, by a good and sufficient warranty deed, executed by the party of the first part, together with the \_\_\_\_\_ of said party of the first part in due form of law, which deed shall be delivered to the said party of the second part upon payment being made as herein provided, on or before the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

The said party of the first part also agrees on or before the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, to furnish to the party of the second part a complete abstract of title to said premises brought down to \_\_\_\_\_, certified to by a competent abstractor, showing \_\_\_\_\_ title to the said premises, free and clear of any and all encumbrances save and except \_\_\_\_\_

TAXES: Nov<sup>63</sup> installment paid by First party, Hal & Shawn Hogue, following tax bills due are responsibility of Second party, Jeffery Azbill Sr. ~~and receipts are to be given to Second party~~ <sup>5th</sup> Copies of paid tax receipts are to be given to First party.

and allow the said party of the second part a reasonable opportunity to have said abstract examined. The taxes of said premises for the year 19\_\_\_\_ are to be paid by the said party of the <sup>SEE ABOVE</sup> part. Possession of said premises is to be delivered to the said party of the second part on or before the 16th day of August 1998

On his part, the said party of the second part agrees to pay the sum of TEN THOUSAND (\$10,000) DOLLARS in manner following \*250 per month payable 16th each month Dollars cash in hand, upon the execution of this agreement, receipt whereof is hereby acknowledged: \_\_\_\_\_

CONT. ...

JA Mortgage installments are due on the 16th day of each month. There will be a 15 day grace period after which a \$10<sup>00</sup> late fee due.

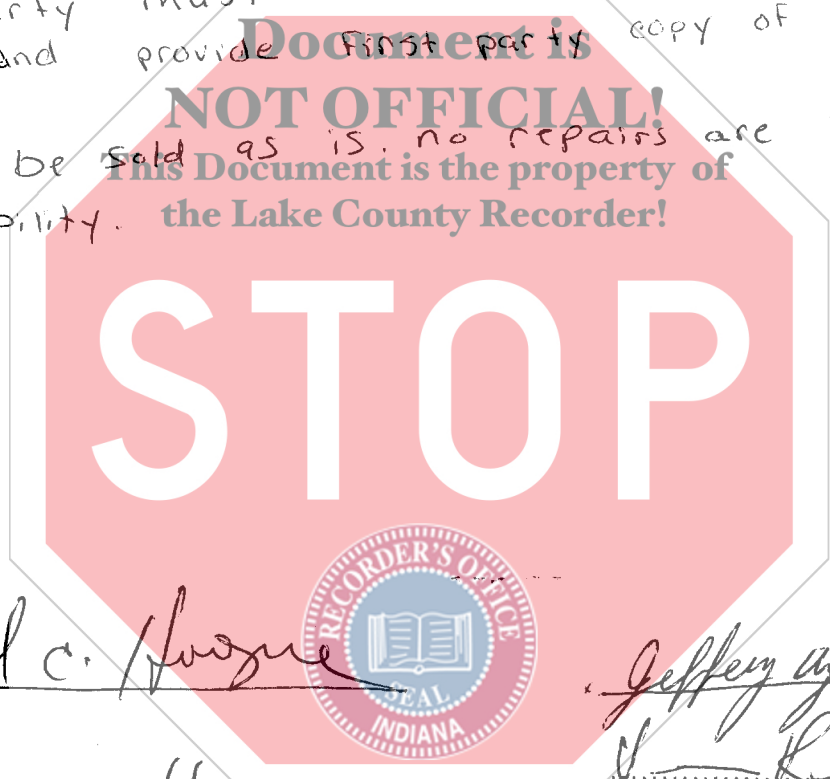
JA Eviction shall take place should payments become (3) three months delinquent. Eviction will cease upon all payments plus late fees received.

JA Warranty Deed shall be delivered upon final payment of \$250<sup>00</sup> on 12-16-2001.

JA Should second party sell property, payment in full is due first party.

JA Second party must maintain homeowners insurance on property and provide first party copy of each renewal.

JA House to be sold as is, no repairs are first party's responsibility.



Hal C. Hoque

Jeffery Will

Shawn Hoque

Veronica Rene Clarke  
Notary Public, State of Indiana  
Lake County  
My Commission Expires 03/27/99

(Paid in full 12-16-01  
for Clark Hoque)