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# CONDITIONAL CONTRACT FOR THE SALE OF REAL ESTATE

THIS LAND CONTRACT ("Contract") has been executed this 3rd day of JULY 2001, by Risto Meckaroski and Jovanka Meckaroski (Vendor) and Michael E. Williford and Nicole M. Williford (Purchaser)   
 /A/K/A RISTE MECKAROSKA /A/K/A Jovanka Meckaroska

WITNESSETH that the parties agree as follows:

Vendor hereby sells to Purchaser, and Purchaser hereby purchases from Vendor, the following described real estate, together with all improvements located in Lake County, Indiana, ("Real Estate"), being more particularly described as follows:

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2003 JUL 9 4:00 PM  
REC'D

A PART OF LOT NO. TWO (2) OF 40-ACRE LOTS IN SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, SAID PART HEREIN CONVEYED BEING DESCRIBED AS COMMENCING 195.40 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT NO. TWO (2) AND RUNNING THENCE WEST 42 RODS TO A POINT, THENCE NORTH 62.85 FEET TO A POINT, THENCE EAST 42 RODS TO THE EAST LINE OF SAID LOT NO. TWO (2), THENCE SOUTH 62.85 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

commonly known as: 7030 Madison, Merrillville, Indiana, all upon the following covenants, terms and conditions:

2003 07 12 23

**1. Purchase Price and Manner of Payment.**

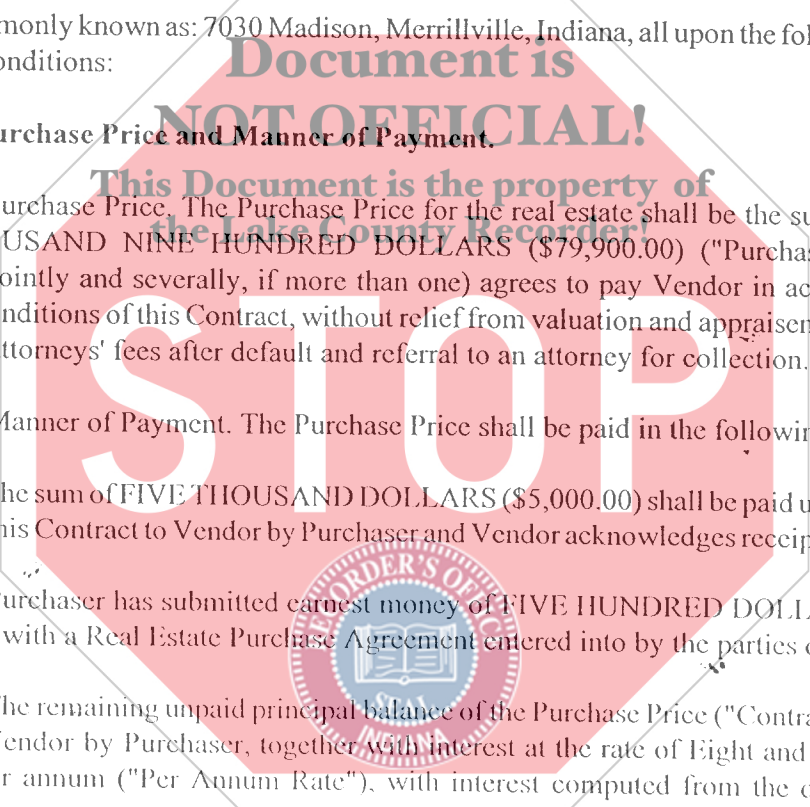
(a) Purchase Price. The Purchase Price for the real estate shall be the sum of SEVENTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$79,900.00) ("Purchase Price"), which Purchaser (jointly and severally, if more than one) agrees to pay Vendor in accordance with the terms and conditions of this Contract, without relief from valuation and appraisal laws and with reasonable attorneys' fees after default and referral to an attorney for collection.

(b) Manner of Payment. The Purchase Price shall be paid in the following manner:

(1) The sum of FIVE THOUSAND DOLLARS (\$5,000.00) shall be paid upon execution and delivery of this Contract to Vendor by Purchaser and Vendor acknowledges receipt of such payment.

(2) Purchaser has submitted earnest money of FIVE HUNDRED DOLLARS (\$500.00) in conjunction with a Real Estate Purchase Agreement entered into by the parties on June 8, 2001.

(3) The remaining unpaid principal balance of the Purchase Price ("Contract Balance") shall be paid to Vendor by Purchaser, together with interest at the rate of Eight and One-Half Percent (8 1/2%) per annum ("Per Annum Rate"), with interest computed from the date hereof on the



**FILED**

JUL 9 2003

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

000707

Williford, Mike

PO Box 11952

Merrillville, IN 46411

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C.C.  
CASH

monthly unpaid Contract Balance at the Per Annum Rate, in equal monthly installments FIVE HUNDRED SEVENTY-FIVE DOLLARS AND NINETY-ONE CENTS (\$575.91) Per month for 24 consecutive months, and final monthly installment of the entire remaining Contract Balance, which installment payments shall commence on July 3, 2001, and shall continue thereafter on the 3rd day of each successive calendar month until the entire Contract Balance, together with all accrued interest thereon, has been paid in full.

(4) Purchaser may make prepayments of any amount due hereunder at any time and without penalty or premium. No partial prepayment of the Contract Balance shall relieve Purchaser from continuing to make scheduled payments as they become due and payable. All payments made by Purchasers, including prepayments, shall be applied first to interest due and payable and the balance, if any, to principal.

(5) All payments shall be made to Vendor at: **1640 Brookview, Hobart, Indiana, 46342** or to such other place or person as Vendor may direct by written notice to Purchaser.

(6) Purchaser agrees to pay a late fee equal to five percent (5%) of the monthly payment for any payment not actually received by the Vendor within ten (10) days of the stated due date therefor.

(7) Purchaser acknowledges that a Balloon Payment of the entire remaining Contract Balance becomes due and payable two (2) years after the date hereof. The balance due at such time, if all payments are made in a timely fashion, will be approximately \$73,717.42.

## 2. Taxes and Insurance.

(a) Taxes. Purchaser shall pay the taxes on the Real Estate beginning with the real estate taxes for 2001 due and payable on November 10, 2002, and all installments of taxes payable thereafter. Vendor covenants and agrees to pay, prior to delinquency, all prior real estate taxes on the Real Estate. Purchaser, upon written notice to Vendor and at Purchaser's expenses, may contest on Vendor's and Purchaser's behalf, any changes of the assessed valuation of the Real Estate. Vendor shall forward or cause to be forwarded to Purchaser a copy of all statements for real estate taxes on the Real Estate payable by Purchaser, as received, and Purchaser shall provide to Vendor upon request evidence of payment of such taxes.

(b) Assessments. Purchaser shall pay all assessments for municipal and other improvements becoming a lien after the date of execution of this contract. Vendor covenants and agrees to pay all such assessments becoming a lien prior to such date.

(c) Insurance. Purchaser agrees to procure and maintain fire and extended coverage insurance with a responsible insurer upon all improvements on the Real Estate, in an amount not less than the Contract Balance or the full extent of Purchaser's insurable value, whichever is less ("Required Insurance"). The Required Insurance shall be issued in the names of the Purchaser and Vendor as their respective interests may appear, and shall provide that the insurer may not cancel or materially

change coverage without ten (10) days' prior written notice to Vendor. Purchaser shall provide Vendor with such proof of insurance coverages as Vendor from time to time shall reasonably request. Except as otherwise may be agreed in writing, any insurance proceeds received as payment for any loss of or damage to the Real Estate covered by Required Insurance shall be applied to restoration and repair of the loss or damage in such fashion as Vendor reasonably may require, unless such restoration and repair is not economically feasible or there exists an uncured Event of Default by Purchaser under this Contract on the date of receipt of such proceeds, in either of which events, the proceeds may be applied, at Vendor's option, toward prepayment of the Contract Balance, with any excess to be paid to Purchaser.

(d) **Payment by Vendor.** Upon failure of Purchaser to pay taxes or assessments on the Real Estate or to provide insurance as required under this Contract, Vendor, upon written notice to Purchaser, may pay such taxes or assessments or obtain and maintain such insurance and add the costs thereof to the Contract Balance.

(e) **Escrow.** Each month Purchaser shall pay to Vendor an amount equal to one-twelfth (1/12th) of the annual real estate taxes and hazard insurance premiums for the Real Estate, which sums the Vendor shall hold in escrow and use to pay the real estate taxes and hazard insurance premiums on the Real Estate. The escrow amount shall be paid at the same time as regular payment for principal and interest described hereinabove. The escrow amount shall be recalculated by Vendor as needed. Purchaser shall not be entitled to interest on amounts held in escrow by Vendor. Vendor may, at his option, apply amounts held in escrow to delinquent payments. The initial escrow payment shall be \$80.00 per month.

**3. Possession.** Vendor shall give Purchaser full and complete possession of the Real Estate, and the right to any rental income therefrom (which shall be prorated as of the date of possession), on July 3, 2001.

**4. Evidence of Title.** Vendor has furnished to Purchaser, at Vendor's expense, a commitment for an owner's policy of title insurance ("Title Binder") issued by McColly Community Title Company, as agent for Stewart Title Guaranty Company, as Commitment No. 00021657 by which such title insurance company has agreed to insure, in the full amount of the Purchase Price, merchantable title to Purchaser as a contract purchaser upon execution and delivery of this Contract to Purchaser by Vendor. Upon execution of this Contract by Purchaser and Vendor, Vendor shall pay all unpaid premiums for such title insurance. Any further evidence or assurance of title shall be obtained by Purchaser at Purchaser's expense.

**5. Warranties of Vendor.** Vendor hereby warrants that Vendor has good and merchantable title to the Real Estate, free and clear of any and all liens, leases, restrictions and encumbrances, except as follows:

(i) Easements and restrictions of record as described in the Title Binder, and visible unrecorded easements and encroachments;

(ii) Current real estate taxes not yet delinquent; and

(iii) Vendor further represents and warrants the following as of the date hereof: Vendor has made no contract to sell all or a part of the Real Estate to any person other than the Purchaser; Vendor has not given to any person an option, which is presently exercisable, to purchase all or any part of the Real Estate; there are no unpaid claims for labor done upon or materials furnished for the Real Estate in respect of which liens have been or may be filed; the improvements upon the Real Estate are all located entirely within the bounds of the Real Estate, and there are no encroachments thereon; there are no existing violation of zoning ordinances or other restrictions applicable to the Real Estate; there is no judgment of any court of the State of Indiana or of any court of the United States that is or may become a lien on the Real Estate; and Vendor is neither principal nor surety on any bond payable to the State of Indiana.

**6. Vendor's Right to Mortgage Real Estate.** Vendor shall have the right, without Purchaser's consent to encumber the Real Estate with a mortgage. Any such mortgage by its terms shall be subordinated to the rights of Purchaser under this Contract. In all events, the balance due in respect to any such mortgage at no time shall exceed the unpaid balance of the Purchaser Price. If Vendor encumbers the Real Estate by a mortgage, or the Real Estate is on the date of this Contract so encumbered, and Vendor defaults thereunder, Purchaser shall have the right to cure such default and to deduct the cost thereof from the next payment or payments due under this Contract. Vendor shall pay all amounts due under any such mortgage when due and shall pay, discharge and obtain the release of any such mortgage upon Purchaser's payment in full of the Contract Balance and all interest accrued thereon.

**7. Transfer of Purchaser's Interest - Condemnation.** Purchaser's interest in this Contract and Purchaser's interest in the Real Estate may not be sold, assigned, pledged, mortgaged, encumbered or transferred by Purchaser without the written consent of Vendor. If the Real Estate or any part thereof is taken or damaged pursuant to an exercise or threat of exercise of the power of eminent domain, the entire proceeds of the award or compensation payable in respect of the part so taken or damaged are hereby assigned to and shall be paid directly to Vendor. Such proceeds shall be applied, at Vendor's option and with premium, in part or entirely as a prepayment of the Contract Balance or to restoration of the Real Estate; provided, however, that if by electing to apply part of any such award or compensation against the Contract Balance, the Contract Balance is paid in full, then Vendor shall pay the balance to the Purchaser.

**8. Mechanic's Liens.** Purchaser shall not permit any Statement of Intention to Hold a Mechanic's Lien to be filed against the Real Estate nor against any interest or estate therein by reason of labor, services, or materials claimed to have been performed or furnished to or for Purchaser. If such Statement of Intention to hold a Mechanic's Lien shall be filed, Vendor, at Vendor's option, may compel the prosecution of an action for the foreclosure of such Mechanic's Lien by the lienor. If any such Statement of Intention to hold a Mechanic's Lien shall be filed and an action commenced to foreclose the lien, Purchaser, upon demand by Vendor, shall cause the lien to be released at Purchaser's expense by the filing of a written undertaking with a surety approved by the Court and

obtaining an order from the Court releasing the property from such lien. Nothing in this instrument shall be deemed or construed to constitute consent to, or request to any party for, the performance of any labor or services or the furnishing of any materials for improvement, alteration or repairing of the Real Estate; nor as giving the Purchaser the right or authority to contract for, authorize or permit the performance of any labor or services or the furnishing of any material that would permit the attaching of a valid mechanic's lien.

**9. Indemnification and Release.** Regardless of whether or not separate, several, joint or concurrent liability may be imposed upon Vendor, Purchaser shall indemnify and hold harmless Vendor from and against all damages, claims and liability arising from or connected with Purchaser's control or use of the Real Estate, including, without limitation, any damage or injury to person or property. This indemnification shall not include any matter for which the Vendor is effectively protected against by insurance. If Vendor without fault, shall become a party to litigation commenced by or against Purchaser, then Purchaser shall indemnify and hold Vendor harmless. This indemnification provided by this paragraph shall include all legal costs and attorneys' fees incurred by Vendor in connection with any such claim, action or proceeding. Purchaser hereby releases Vendor from all liability for any accident, damage or injury caused to a person or property on or about the Real Estate (whether or not due to negligence on the part of Vendor) (excepting liability of Vendor for Vendor's negligence) and notwithstanding whether such acts or omissions be active or passive.

**10. Use of the Real Estate by Purchaser; Vendor's Right of Inspection; Purchaser's Responsibility for Accidents.**

(a) Use. The Real Estate shall not be rented, leased or occupied by persons other than Michael and Nicole Williford. None of the improvements now or hereafter located on the Real Estate shall be materially changed, remodeled, or altered without the prior written consent of Vendor. No additional improvements shall be placed on the Real Estate without the prior written consent of Vendor. Purchaser, at Purchaser's expenses, shall use the Real Estate and the improvements thereon carefully and shall keep the same in good repair. Purchaser shall not commit waste on the Real Estate and, with respect to occupancy and use of the Real Estate, shall comply with all laws, ordinances, and regulations of any governmental authority having jurisdiction thereof.

(b) Vendor's Right of Inspection. Until the Purchase Price and all interest there is paid in full, Vendor from time to time and at reasonable times, peaceably may enter and inspect the Real Estate.

(c) Purchaser's Responsibility for Accidents. Purchaser hereby assumes all risk and responsibility for accident, injury or damage to person and property arising from Purchaser's use and control of the Real Estate and the improvements thereon. Purchaser shall insure such risk by carrying standard liability insurance, in such amounts as are satisfactory to Vendor, insuring Vendor's liability as well as Purchaser's.

**11. Default and Acceleration.** It is expressly agreed by Purchaser that time is of the essence of this Contract. Upon the occurrence of any Event of Default, as hereinafter defined, and at any time thereafter, the entire Contract Balance, and all accrued, unpaid interest thereon, shall, at the option of Vendor, become immediately due and payable without any notice, presentment, demand, protest, notice of protest, or other notice or dishonor or demand of any kind, all of which are hereby expressly waived by Purchaser, and Vendor shall have the right to pursue immediately any and all remedies, legal or equitable, as are available under applicable law to collect such Contract Balance and accrued interest, to foreclose this Land Contract, and as may be necessary or appropriate to protect Vendor's interest under this Contract and in and to the Real Estate. The following shall constitute an "Event of Default" for the purposes of this Contract:

(a) Default by Purchaser for a period of Thirty (30) days in the payment of (i) any installment of the Purchase Price when due under the terms of this Contract, (ii) any installment of real estate taxes on the Real Estate or assessment for a public improvement which by the terms of this Contract are payable by Purchaser, or (iii) any premium for insurance required by the terms of this Contract to be maintained by Purchaser;

(b) Default, for a period of sixty (60) days after written notice thereof is given to Purchaser, in the performance or observance of any other covenant or term of this Contract;

(c) Lease or encumbrance of the Real Estate or any part thereof, other than as expressly permitted by this Contract, or the making of any levy, seizure or attachment thereof or thereon or a substantial, uninsured loss of any part of the Real Estate.

(d) Purchaser (i) institutes or consents to any proceedings in insolvency, or for the adjustment, liquidation, extension or composition or arrangement of debts or for any other relief under any insolvency law or laws relating to the relief or reorganization of debtors', (ii) files an answer admitting bankruptcy or insolvency or in any manner is adjudged insolvent, or (iii) makes an assignment for the benefit of creditors or admits in writing inability to pay debts as they become due; provided however, this paragraph (d) shall not apply to any proceeding in bankruptcy.

(e) Any part of the Real Estate or all or a substantial part of the property or assets of Purchaser is placed in the hands of any receiver, trustee or other officers or representatives of any Court, or Purchaser consents, agrees, or acquiesces to the appointment of any such receiver or trustee;

(f) Desertion or abandonment of the Real Estate, or any part thereof, by Purchaser;

(g) Actual or threatened alteration, demolition or removal of any improvements which are a part of the Real Estate, except as expressly allowed by the terms of this Contract;

(h) Sale, transfer, conveyance, or other disposition of Purchaser's interest in this Contract or Purchaser's interest in the Real Estate, or any part thereof, without Vendor's prior written consent.

In the event Purchaser deserts or abandons the Real Estate or commits any other willful breach of this Contract which materially diminishes the security intended to be given to Vendor under and by virtue of this Contract, then, it is expressly agreed by Purchaser that, unless Purchaser shall have paid more than Ten Percent (10%) of the Purchase Price, Vendor may, at Vendor's option, cancel this Contract and take possession of the Real Estate and remove Purchaser therefrom, or those holding or claiming under Purchaser without any demand and to the full extent permitted by applicable law. In the event of Vendor's cancellation upon such default by Purchaser, all rights and demands of Purchaser under this Contract and in and to the Real Estate shall cease and terminate and Purchaser shall have no further right, title or interest, legal or equitable, in and to the Real Estate and Vendor shall have the right to retain all amounts paid by Purchaser toward the Purchase Price as an agreed payment for Purchaser's possession of the Real Estate prior to such default. Such retention shall not bar Vendor's right to recover damages for unlawful detention of the Real Estate after default, for any failure to pay taxes or insurance, for failure to maintain the Real Estate at any time, for waste committed thereon or for any other damages suffered by Vendor, including reasonable attorneys' fees incurred by Vendor in enforcing any right hereunder or in removing any encumbrance on the Real Estate made or suffered by Purchaser.

All Vendor's remedies shall be cumulative and not exclusive. Failure of Vendor to exercise any remedy at any time shall not operate as a waiver of the right of Vendor to exercise any remedy for the same or any subsequent default at any time thereafter.

**12. Additional Covenants and Representations of Vendor.** Upon payment by Purchaser of the Purchase Price in full, with all interest accrued thereon, and the performance by Purchaser of all covenants and conditions which by the terms of this Contract are to be performed by Purchaser, Vendor agrees and covenants to convey the Real Estate to Purchaser by General Warranty Deed, subject only to easements and restrictions of record as of the date of this Contract; to the rights of persons in possession; to the lien of all taxes and assessments payable by Purchaser hereunder; and to any other encumbrances which, by the terms of this Contract, are to be paid by Purchaser.

**13. General Agreement of Parties.** This Contract shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the parties. When applicable, use of the singular form of any word also shall mean or apply to the plural. Any notices to be given herein shall be deemed sufficiently given when (a) actually served on the person to be notified, or (b) placed in an envelope directly to the person to be notified at the following address and deposited in the United States mails by certified or registered mail, postage prepaid.

(1) If to Vendor, at the address where payments are to be paid.

(2) If to Purchaser, at: 7030 Madison, Merrillville, Indiana, 46410

Such addresses may be changed by either party by written advice as to the new address delivered to the other party as above provided.

Whenever consent is required of either party hereunder for the occurrence of any act, such consent shall not unreasonably be withheld.

14. Recording. This agreement may not be recorded but a memorandum hereof, may be recorded by Purchaser, at Purchaser's expense.

IN WITNESS WHEREOF, Vendor and Purchaser have executed this instrument on this 3rd day of July, 2001.

PURCHASER

Michael E. Williford  
MICHAEL E. WILLIFORD

Nicole M. Williford  
NICOLE M. WILLIFORD

VENDOR

Risto Meckaroski  
RISTO MECKAROSKI  
A/K/A RISTE MECKAROSKA

Jovanka Meckaroski  
JOVANKA MECKAROSKI  
A/K/A JOVANKA MECKAROSKA

STATE OF INDIANA )

COUNTY OF LAKE )

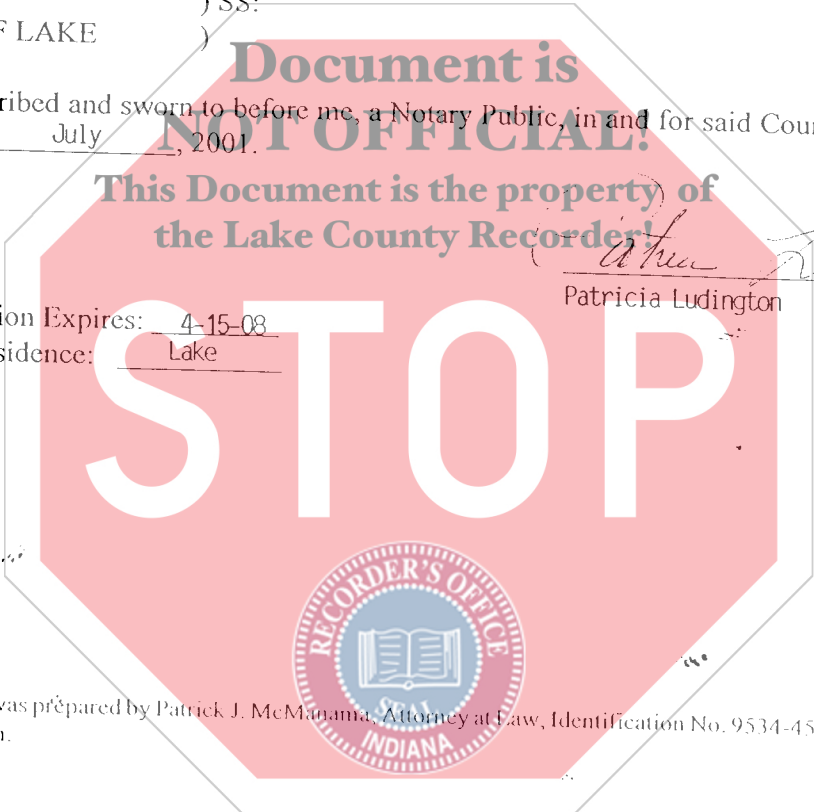
) SS:

Subscribed and sworn to before me, a Notary Public, in and for said County, this 3rd day of July, 2001.

Document is NOT OFFICIAL!  
This Document is the property of the Lake County Recorder!

Patricia Ludington  
Patricia Ludington, Notary Public

My Commission Expires: 4-15-08  
County of Residence: Lake



This instrument was prepared by Patrick J. McManama, Attorney at Law, Identification No. 9534-45. No legal opinions rendered or given.