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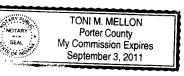
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QUIT CLAIM DEED

County in the State of

This indenture witnesseth that Aaron Flores

Releases and quit claims to Ark Enterprises, Inc. for and in consideration of Ten and 00/100-------(\$10.00)Dollars the receipt whereof is hereby acknowledged, the following Real Estate in 2004 050452 in the State of Indiana, to wit: Lot 19, Block 1 in the Ridge Crest Addition to the Town of Griffith, as recorded in Plat Book 25, page 5, in the Office of the Recorder of Lake County, Indiana. Address of Property: 1204 E. 39th, Griffith, Indiana Tax Key No. 15-26 -0182 - 0019 Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder! Dated this 23rd Day of April 2004 State of Indiana, County, ss: Before me, the undersigned, a Notory Public in and for said Cou and State, this day of April 2004 x02 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER personally appeared: JUN 16 2004 Aaron Flores STEPHEN H. STIGLICH LAKE COUNTY AUDITOR Sea And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my of-ficial seal. My commission expires september 3,30119 Resident of Lake . County W. Lee Newell Jr. This instrument prepared by , Altorney at Law MAIL TO:



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Agreement

Agreement made this 23rd day of April, 2004, by and between Aaron Flores, hereinafter called "Flores" and Ark Enterprises, Inc., hereinafter called "Ark".

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Witnesseth:

Whereas, Flores has entered into a contract with HUD to purchase the premises commonly known as 1204 E. 39th, Griffith, Inidana, for the sum of \$70,000.00 and

Whereas, Flores wants Ark to rehabilitate said home for him, and after said project has been completed, Ark will be entitled to \$125,000.00 from Flores, and

Whereas, HUD will not allow said home to be conveyed directly to Ark, since they have a non-assignable contract with Flores, and Flores does not have enough money to complete the purchase, and

Whereas, Ark is willing to advance \$70,000.00 in the form of a private loan to Flores, to complete the purchase of said home, but prior to beginning the rehab work, Ark will not advance any more money unless Flores conveys said premises to Ark.

Now therefore, in consideration of the mutual covenants and agreements of the parties, the sufficiency of which is hereby acknowledged, IT IS AGREED AS FOLLOWS:

- 1. That Ark will advance the sum of \$70,000.00 to Flores to complete the purchase of the aforesaid premises, and will charge fees in connection therewith as are customary and acceptable to Flores.
- 2. That after closing, Flores will convey the aforesaid premises to Ark, and Ark will become the owner of said premises until the rehab work is finished, at which time Ark will reconvey the property to Flores at a sales price of \$125,000.00. Once Ark finishes the rehab work, and the consideration of \$125,000.00 has been paid, Ark will release the original \$70,000.00 mortgage.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and date first above written.

TONI M. MELLON Porter County My Commission Expires September 3, 2011

Aaron Flores

Ark Enterprises, Inc.

Ву: