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MAIL TAX BILLS TO:

QUIT CLAIM DEED

This indenture witnesseth that Aaron Flores

of Cook County in the State of Illinois

Releases and quit claims to Ark Enterprises, Inc.

of Will County in the State of Illinois
for and in consideration of Ten and 00/100-----(\$10.00) Dollars
the receipt whereof is hereby acknowledged, the following Real Estate in Lake County
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

2004 050452

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STOP

NOTARIES PUBLIC
RECORDS

2004 JUN 16 PM 4:22
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 16 2004
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

RECORDER'S OFFICE
SEAL
INDIANA

State of Indiana, County, ss: Dated this 23rd Day of April 2004
Before me, the undersigned, a Notary Public in and for said County and State, this day of April 2004 X28 personally appeared:
Aaron Flores

Aaron Flores
Seal

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires September 3, 2011

Toni Mellon
Notary Public

Resident of Lake County

This instrument prepared by W. Lee Newell Jr. Attorney at Law

MAIL TO:

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

PRINTED BY THE ALLEN COUNTY INDIANA BAR ASSOCIATION (REVISED 8/78)

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M.V.
CASH

Agreement

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

Witnesseth:

Whereas, Flores has entered into a contract with HUD to purchase the premises commonly known as 1204 E. 39th, Griffith, Indiana, 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.


 Aaron Flores

Ark Enterprises, Inc.

By: 



