WITNI	ESSETH:			
Seller hereby agrees to and does sell to Buyer, and Buyer hereby a described real estate (including any improvement or improvements now improvements have been been also been alled the IDeal Found.)	agrees to and does pu	irchase from Seller,	the following	
amprovements, being neteritative called the Heat Estate"):				
Lot 4, except the North 80 feet thereof	F, Block 5.	Gary Lawn	Addition t	· 0 C 0 m **
as shown in riac book it, page /. in la	aka County	Indiana.	More commo	nlv know
as 3474 Rhode Island, Gary, Indiana, 46	5409.			y
Key # 43-209-18			N	
			00	
spon the following covenants, terms and conditions: As the purchase price for the Real Estate, Buyer agrees to pay to Sellow FOURTEEN THOUSAND	ier and Seller agrees to	accept from Buyer		
FOURTEEN THOUSAND Dollars	(\$14,000] in the	e following manner:	:	
(a) The sum of ONE THOUSAND	Dollars (\$	1 000 \	<u> </u>	
he receipt of such sum is hereby acknowledged by Seller, leaving an unpaid	balance of the purchas	E price in the sum o	ne executio And deli	very of this Contr
			0.1	
(\$ 13,00 credited under this Contract, and as it is increased by payments and expenses	<u>0</u>). That amount, as	it is reduced by pa	tyments and expens	es of Buyer prop
Jipaki Purchase Price".				
(b) The Unpaid Purchase Price shall bear interest at the rate of the such rate shall begin to accrue from the date of this Contract, or from the	en per cent ($\frac{10}{2}$ %) per annum	and will be compute	ed monthly. Inter
Inpaid Purchase Price pursuant to this Contract, as may be applicable.		and costs and expe	enses incurred by Se	lier are added to
(c) The Unpaid Purchase Price and interest on it shall be paid as follows:	ws:			
HIRTEEN THOUSAND Dollars (\$ 13,000) or	NOVEMBER 6	th 2004 an	d in monthfulnetall—	ents of
THREE HUNDRED			2 == 7	7 .
absequent installments shall be paid on the same day of each month thereaft	Dollars (\$ 300.	beginning	EL BRUARY,	<u>lst</u> 200
 amounts due for future tax and other expenses as provided in paragraph 	3 below.	9,00	U75	ren l
(d) Buyer shall have a grace period of ten (10) days from the du	e date of any installm	ent required under	this Contract within	which to pay su
stallment. If such installment is not actually received by Seller within the graph of the such installment is not actually received by Seller within the graph of the such installment.	ace period, then a late	charge in a sum	qual to TWENTY	<u>ETVE</u>
(f) Payments shall be made to Seller at P.O. Box M-281, Gary, Indi	ana 46401 or at such	other address as di	signated in writing	Z6
Buyer shall have the privilege of paying without penalty, at any time	. any sum or sums in	addition to the pay	ments berein requir	ed It is soreed
o such prepayments, except payment in full, shall stop the accrual of interest	on the amount so paid	until the next succ	eding computation	of interest after e
syment is made. Interest shall not accrue after the date on which Buyer ma	akes any payment that	t constitutes full pay	yment of the Unpaid	Purchase Price.
Buyer agrees to assume and pay the taxes and penalties on the Re with all installments of real estate taxes due and payable thereafter, and Selle	al Estate beginning w	ith the installment r	next due and pavabi	a haraattar taaat
The payment and the payment an		ee on the Beel Este	ata dua prior to the c	toto of this Coats
Suyer, upon written notice to Seller, and at Buyer's expense, may contest on	behalf of the parties a	tes on the Real Esta	ate due prior to the o	iate of this Contr
Buyer, upon written notice to Seller, and at Buyer's expense, may contest on will pay monthly, in addition to the monthly principal and interest installments.	behalf of the parties a , a sum of FIFT!	ny changes in the a	ate due prior to the cassessed value of the Dollars (\$ 5.0 . 0)	iate of this Contre Real Estate. Bu
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Jack Gross POBOY64281 Gary IN-46401

(f) Desertion or abandonment by Buyer of any portion of the Real Estate. (g) Actual or threatened alteration, demolition, waste or removal of any improvement now or hereafter located on the Real Estate, except as permitted by this Contract. (h) Failure by Buyer, for a period of thirty (30) days after written notice is given to Buyer, to perform or observe any other covenant or term of this Contract. Upon the occurrence of an Event of Default, Seller shall elect his remedy as provided: (a) Seller may declare this Contract terminated, and upon such a declaration all right, title and interest of Buyer in and to the Real Estate shall immediately cease and Buyer shall then be considered as a tenant holding over without permission and Seller shall be entitled to re-enter and take immediate possession of the Real Estate and to eject Buyer and all persons claiming under him. Further, Seller shall have the right to institute legal action to have this Contract terminated and to recover from Buyer all or any of the following: (i) possession of Real Estate; (ii) any payment due and unpaid at the time of filing of the action and becoming due and unpaid from that time until possession of the Real Estate is recovered; (iii) interest on the Unpaid Purchase Price from the last date to which interest was paid until judgment or possession is recovered by Seller whichever shall occur first; provided, however, that this shall not be construed as allowing Seller to recover any interest which would be included under Subsection 14 (ii) above; (iv) due and unpaid real estate taxes, assessments, charges and penalties which Buyer is obligated to pay under this Contract; (v) premiums due and unpaid for insurance which Buyer is obligated to provide under this Contract; (vi) the reasonable cost of repair of any physical damage or waste to the Real Estate other than damage caused by ordinary wear and tear, acts of God and public authorities; (vii) any other amounts which Buyer is obligated to pay under this Contract; or

(b) Seller may declare all of the sums secured by this Contract to be immediately due and payable, and Seller may institute legal action to recover same. When all of such sums are paid to Seller, Seller shall convey or cause to be conveyed to Buyer, by Warranty Deed, the Real Estate subject to restrictions and easements of records as of the date of this Contract and all taxes and assessments which are Buyer's obligations.

(c) in addition to the remedies set forth above, upon the occurrence of an Event of Default, Seller shall be entitled to:

(i) Retain (without prejudice to his right to recover any other sums from Buyer, or to have any other remedy under this Contract), as an agreed payment for Buyer's use of the Real Estate prior to the Event of Default, all payments made by Buyer to Seller and all sums received by Seller as proceeds of insurance or as other benefits or considerations pursuant to this Contract.

(ii) Request that a receiver be appointed over the Real Estate in accordance with Indiana law providing for real estate mortgage

foreclosures.

(iii) Enforce any right without relief from valuation and appraisement laws. The Buyers herein acknowledge that they or their representatives have fully examined the Real Estate and the improvements thereon, prior to the 15. execution hereof, and that said Buyers know the physical condition thereof in all respects and that same is acceptable to the Buyers "AS IS" and "AS SEEN" and said Buyers agree and acknowledge that no representations as to the physical condition or state of repair of the Real Estate in any respects, which have not been specifically expressed in this agreement. Buyer will keep and maintain the Real Estate in the same or better condition as when Buyer received possession and

will comply with all applicable building codes. (a) If Seller consists of more than one person, the persons signing this Contract as Seller shall be jointly and severally bound.

(b) Use of the masculine gender in this Contract shall comprehend, as appropriate, the faminine gender or the neuter gender as well.
(c) Seller is entitled to recover attorney fees, costs and expenses incurred by reason of enforcing his rights hereunder, including the expenses

of preparing any notice of delinquency, whether or not any legal action is instituted. Recon (d) The failure or omission of either party to enforce any of his right or remedies upon any breach of any of the covenants, terms or conditions (e) Any notices to be given hereunder of this Contract shall not bar or abridge any of his rights or remedies upon any subsequent default. shall be in writing and deemed sufficiently given when (1) served on the person to be notified, or (2) placed in an envelope directed to the person to be notified at his last known address and deposited in a United States Post Office mail box, postage prepaid.

(f) In computing a time period prescribed in this contract, the day of the act or event shall not be counted. All subsequent days, including

intervening weekend days and holidays, shall be counted in the period.

The lead-based paint addendum executed this same date is incorporated herein and made a part hereof. 17.

(Additional Provisions) 18.

> PURCHASERS WERE GIVEN COPIES OF AN ORDER OF DEMOLITION FROM THE CITY OF GARY PURCHASERS AGREE TO COMPLY WITH THE ORDER. PURCHASERS AGREE BUILDING DEPT. TO RENOVATE THE PROPERTY AND TO COMPLY WITH THE CITY OF GARY BUILDING CODE.

PURCHASERS ARE RESPONSIBLE TO TURN ON ALL UTILITIES. PURCHASERS ARE RESPONSIBLE TO PUT NEW CARBON MONOXIDE AND SMOKE DETECTORS IN THE PROPERTY.

THE PUNCHAIENS HAUENERD THE ONDER OF DEMOLITION FROM THE CITY OF GAPY BUILDING DEST. NEHANDING 3474 RHODE FLAKED STREET CAM THIDIA WAS 5.B. Sa

IN WITNESS WHEREOF, the Seller and Buyer have executed this Contract in duplicate on this $\underline{6 \, t \, h}$ day of $\underline{80 \, VEMBER}$

2004

MER GROSS. Truste **SELLER** October 16, 1981

SELLER October 16, 1981