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CONTRACT SALE OF REAL ESTATE

This Agreement Witnesseth That Michael Sheans of LAKE County, State of INDIANA (SELLER), sells to Avelino Valadez of Cook County, State of ILL. (BUYER), the following real estate in Lake County, Indiana, to wit:

W. 96ft of 1064.1 ft of N. 200ft
of N. 13AC of the SW 1/4 SE 1/4 S.
11 T.35 R.9 .442AC

2006 022279

FILED

MAR 17 2006

ROLINGA KATONA
COUNTY AUDITOR

Property Number: 09-11-0153-0093

And the Buyer agrees to pay the Seller at 146 W Phillips Rd Griffith, Indiana the sum of THIRTY THOUSAND Dollars (\$ 30,000.00)

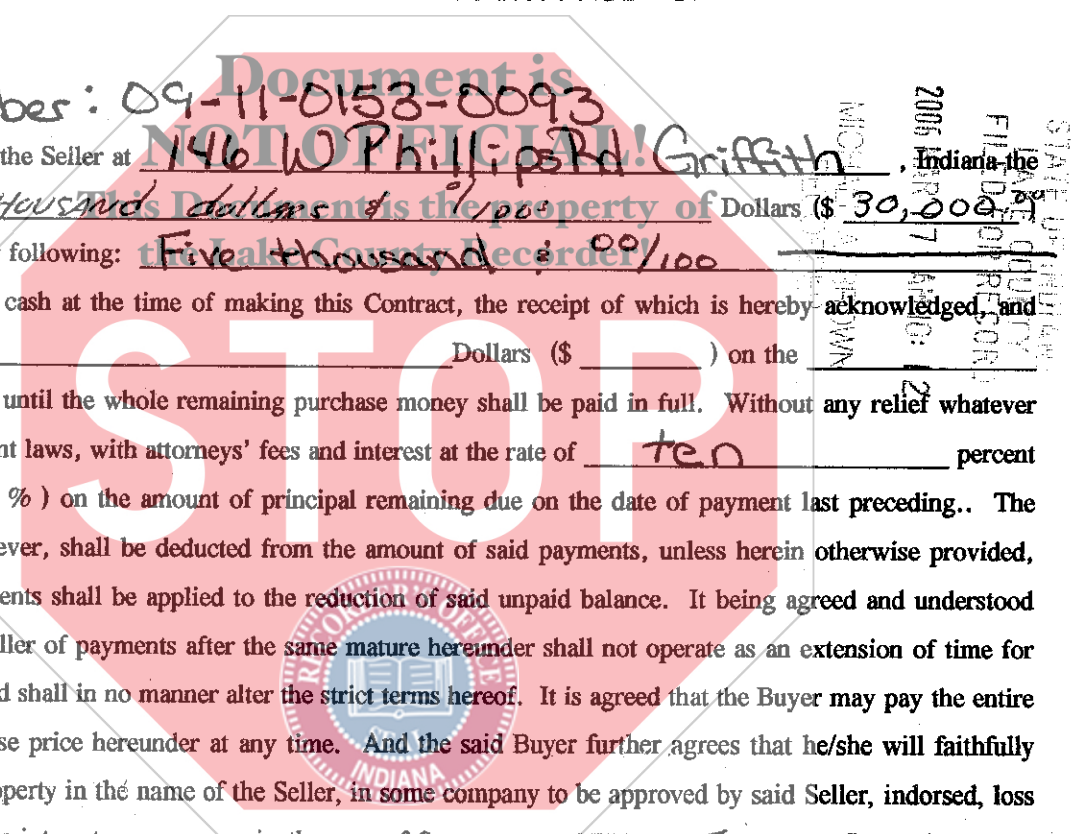
at the time and in the manner following: Five thousand Dollars (\$ 5000.00) cash at the time of making this Contract, the receipt of which is hereby acknowledged, and

_____ Dollars (\$ _____) on the _____ day of each month, hereafter until the whole remaining purchase money shall be paid in full. Without any relief whatever from valuation or appraisal laws, with attorneys' fees and interest at the rate of ten percent per annum (10 %) on the amount of principal remaining due on the date of payment last preceding.. The amount of said interest, however, shall be deducted from the amount of said payments, unless herein otherwise provided, and the balance of said payments shall be applied to the reduction of said unpaid balance. It being agreed and understood that any acceptance by the Seller of payments after the same mature hereunder shall not operate as an extension of time for other payments hereunder, and shall in no manner alter the strict terms hereof. It is agreed that the Buyer may pay the entire unpaid balance of the purchase price hereunder at any time. And the said Buyer further agrees that he/she will faithfully keep an insurance on said property in the name of the Seller, in some company to be approved by said Seller, indorsed, loss payable to the parties as their interest may appear, in the sum of \$ _____ fire and property damage insurance and \$ _____ property insurance, and pay all taxes and assessments for all purposes and of all kinds whatsoever, levied and assessed upon said real estate or upon this contract, which became a lien during the year _____ payable in the year _____ and which may thereafter become due, including penalties and interest; and in case the said Buyer shall fail to keep and pay for such insurance, to pay any or all of said taxes and assessments whenever and as soon as the same shall become due and payable, and the Seller shall at any time provide, pay, or cause the same to be paid, the amount so paid by the Seller, including all penalties allowed and charged by law in addition to such insurance premiums, taxes, and assessments, shall with _____ percent interest thereon become an additional consideration to be paid by the Buyer for the real estate hereby agreed to be sold.

The Buyer does hereby irrevocably consent that the Seller may at any time during the life of this contract, mortgage and encumber the real estate for an amount not to exceed the balance due hereunder at the time of making such mortgage. Whenever the unpaid balance due on this contract is reduced so that it is possible to do so, the Buyer agrees to borrow a sufficient sum of money to pay in full to the Seller said unpaid balance, including interest at the rate of aforesaid, then unpaid, on this contract, at the time of procuring and receiving such loan.

BUYER TO MAKE MONTHLY PAYMENTS FOR 18 months then for 219.39 then balance will become all due. Buyer will receive credit for taxes from 1-1-05 to 3-9-06 for the amount of \$581.00 HOLD FOR THE TALON GROUP. taxes will be current up to contract date 2/4/06 1360418

005886

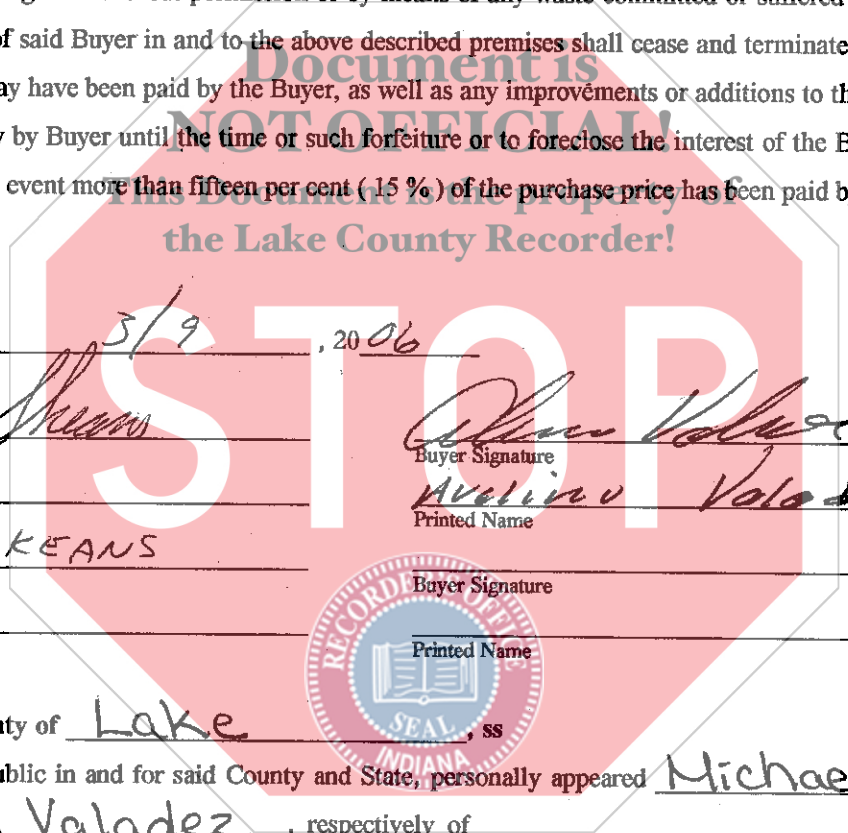


STATE OF INDIANA
CLAY COUNTY
FILED FOR RECORD
2006 MAR 17 AM 10:12
MICHAEL SHEANS
COUNTY CLERK

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TSCG

And the Seller further covenants and agrees with the Buyer, that upon the payment of the money and interest at the time and in the manner heretofore specified, and the prompt and full performance by the Buyer of all his covenants and agreements herein made, that the Seller will convey or cause to be conveyed to the Buyer by Warranty Deed, the above described real estate subject to all taxes and special assessments and to all the other conditions herein provided. At such time, the Seller shall furnish the Buyer with a title insurance policy showing marketable title, subject to the conditions herein contained in Seller to said Buyer. The Seller shall have the right, at any time, to enter upon and in said premises for the purpose of inspecting the same. The Buyer shall not assign or transfer this contract of sale, let or sublet said real estate or any part thereof, remove any improvements of any kind or character, or make any alterations, without the written consent of the Seller. This provision shall apply both to improvements now on the premises and to improvements that may be placed thereon.

In the event of the default of the Buyer, his/her heirs, executors, administrators, or assigns in the performance of all or any of the covenants and promises on his part to be performed and fulfilled, the Seller, his/her successors, assigns, or legal representatives, shall have the right to declare this contract forfeited and void, and thereupon to recover all the installments due and unpaid, together with interest thereon, as rent for the use and occupation of said real estate, and to take possession thereof, and to regard the person or persons, in possession on such termination of the contract, as tenants' holding over without permission (if that should be necessary to gain prompt possession of said real estate) and to recover all damages sustained by such holding over without permission or by means of any waste committed or suffered on said real estate, and thereupon all interest of said Buyer in and to the above described premises shall cease and terminate, and Seller shall retain all the money which may have been paid by the Buyer, as well as any improvements or additions to the real estate, as rent for the use of said property by Buyer until the time or such forfeiture or to foreclose the interest of the Buyer with any damages Seller may suffer in the event more than fifteen per cent (15%) of the purchase price has been paid by the Buyer.



This date 3/9, 2006

Michael Skeans
Seller Signature

Avelino Valadez
Buyer Signature

Printed Name
MICHAEL SKEANS

Avelino Valadez
Printed Name

Seller Signature

Buyer Signature

Printed Name

Printed Name

State of Indiana, County of Lake, ss

Before me, a Notary Public in and for said County and State, personally appeared Michael Skeans and Avelino Valadez, respectively of _____

who acknowledged the execution of the foregoing Contract Sale of Real Estate..

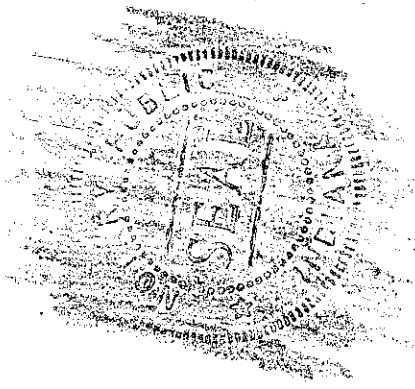
Witness my hand and official seal this date March 9, 2006.

My commission expires 12-15-13 Laura E. Navarro, Notary Public
Signature

County of Residence Lake Laura E. Navarro (Printed)

This instrument prepared by: Michael Skeans Resident of Lake County

Mail to: 25903 Fishermans Road
Paisley, FL 32767



DECLARATION

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).


I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

Date: 3-9-06


Signature of Declarant


Laura E Navarro
Printed Name of Declarant