

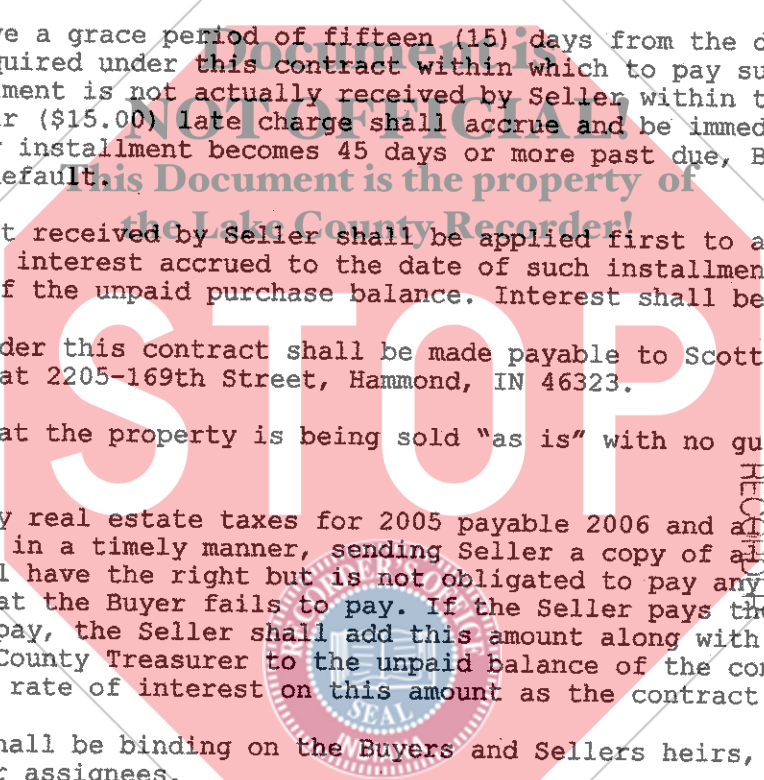
**CONTRACT FOR THE SALE OF REAL ESTATE**

Lake County Trust Company Trust #1973, hereinafter referred to as Seller, enters into this agreement with Professional Properties L.L.C, hereinafter referred to as Buyer, for sale of the following described real estate:

Lot 7 in Block 23 in Gary Land Company's First Subdivision in the City of Gary, as shown in Plat Book 6, page 15, in Lake County, Indiana; together with all rights, privileges, improvements and appurtenances thereto belonging.

Commonly known as 825 Kentucky, Gary, Indiana  
Key #25-44-0023-0009

1. Buyer agrees to pay Fifteen Thousand Dollars (\$15,000) for the property, to be paid as follows: One Thousand Five Hundred Dollars (\$1,500) down upon the execution and delivery of the contract. The receipt of such sum is hereby acknowledged by Seller, leaving an unpaid balance of Thirteen Thousand Five Hundred Dollars (\$13,500). Buyer also agrees to pay an extra \$500 down payment on May 1, 2006, and June 1, 2006.
2. The unpaid purchase balance shall bear interest at the rate of 8-1/2% per annum. Interest at such rate shall begin to accrue on April 1, 2006.
3. The unpaid purchase balance and interest on it shall be paid in monthly installments in the amount of One Hundred Twenty Three Dollars and Nine Cents (\$123.09) beginning May, 2006. Subsequent installments shall be paid on the same day of each month thereafter until May 1, 2009, at which time the unpaid purchase price, along with accrued but unpaid interest, shall be paid in full.
4. Buyer shall have a grace period of fifteen (15) days from the due date of any installment required under this contract within which to pay such installment. If such installment is not actually received by Seller within the grace period, a Fifteen Dollar (\$15.00) late charge shall accrue and be immediately due and payable. If any installment becomes 45 days or more past due, Buyer shall be considered in default.
5. Each installment received by Seller shall be applied first to accrued late charge, then to interest accrued to the date of such installment, and then to the reduction of the unpaid purchase balance. Interest shall be computed monthly.
6. Each payment under this contract shall be made payable to Scott, Schroeder and Scott and paid at 2205-169th Street, Hammond, IN 46323.
7. Buyer agrees that the property is being sold "as is" with no guarantees, written or implied.
8. Seller shall pay real estate taxes for 2005 payable 2006 and all years thereafter as they become due in a timely manner, sending Seller a copy of all paid tax receipts. The Seller shall have the right but is not obligated to pay any real estate taxes on the property that the Buyer fails to pay. If the Seller pays the taxes that the Buyer fails to pay, the Seller shall add this amount along with any penalties charged by the County Treasurer to the unpaid balance of the contract and will charge the same rate of interest on this amount as the contract which is 8-1/2%.
9. This contract shall be binding on the Buyers and Sellers heirs, executors, administrator or assignees.
10. Seller agrees to convey a good marketable title.
11. Buyer agrees to accept a trustee's deed.
12. If a title policy is desired by the by the Buyer, the Buyer agrees to pay for it.
13. Seller agrees that the Buyer may make improvements to the property on Buyer's own expense.
14. Buyer will not cause any liens to be placed against the property.
15. Seller agrees that the Buyer can rent the property out.



2006 AUG 03 13 36 5

2006 AUG - 9 AM

FILED  
LAKE COUNTY  
INDIANA

14405

**FILED**

AUG 03 2006

REGGY HOUNGAKATONA  
LAKE COUNTY AUDITOR

\$14  
CS  
CPW

- 21. Buyer agrees that any workmen doing work on this property will carry or be covered by workmen's compensation insurance.
- 22. Buyer agrees that the property shall be subject to all easements, restrictions, assessments, building codes and zoning ordinances now of record.
- 23. Buyer cannot assign, transfer or sell this contract without written permission of the Seller.
- 24. In the event of the default of the Buyer in the performance of all or any of the covenants and promises on his part to be performed and fulfilled, the Seller 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 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. 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 the Buyer.

IN WITNESS WHEREOF, Seller and Buyer have executed on this 1ST day of

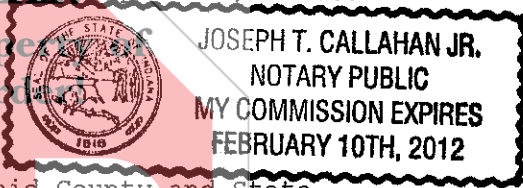
April, 2006

By: James F. Scott  
 By: James F. Scott, Agent For The Beneficiaries of Trust #1973

[Signature]  
 By: Brian Middleborn, Authorized Signer for Professional Properties, L.L.C.

Document NOT OFFICIAL

This Document is the property of the Lake County Recorder



STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State,

personally appeared: James F. Scott and

Brian Middleborn and acknowledged the execution

of the above and foregoing Contract for The Sale of Real Estate to be his voluntary set act and deed.

Witness my hand and notarial seal this 1st day of April, 2006

My commission expires: 2/10/2012 Signature: [Signature]

Resident of Lake County Printed: Joseph T. Callahan Jr

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
 PREPARED BY: [Signature]