

# Offer To Purchase Real Estate

BE IT KNOWN, the undersigned, Robert & Amalia Tafolla (Buyer),  
 Offers to purchase from Mr. Arnold DeWell (Owner), real estate known Conrad.  
 As 4600 E. 97th Ave City/ Town of Crown Point, IN. 46307  
 County of Lake State of IN, said property more particularly described as:  
Legal Description as stated on Personal Representation deed tax Key 15-0135-0046  
filed in open court Lake City, 2004080647

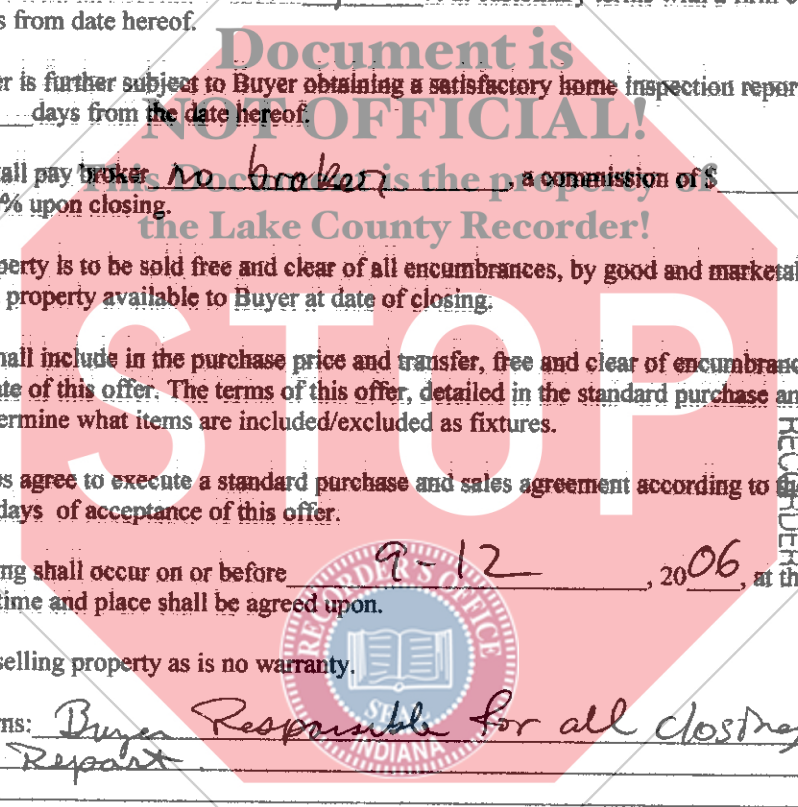
and containing 10(+-) Acres square feet of land, more or less.

The purchase price offered is \$75,000.00 Seventy Five Thousand Dollars no cents .00/100's

Earnest money herewith paid <u>refundable</u>	\$ <u>2,000.<sup>00</sup></u>
Further deposit upon signing sales agreement	\$ _____
Balance at closing	\$ <u>73,000.<sup>00</sup></u>
<b>Total</b>	\$ <u>75,000.<sup>00</sup></u>

This offer is conditional upon the following terms:

1. This offer is subject to Buyer obtaining a real estate mortgage for no less than \$ 67,500.<sup>00</sup> payable over \_\_\_\_\_ years with interest not to exceed 7 % at customary terms with a firm commitment thereto within 60 days from date hereof.
2. N/A This offer is further subject to Buyer obtaining a satisfactory home inspection report and termite/pest report within \_\_\_\_\_ days from the date hereof.
3. Buyer shall pay broker no broker a commission of \$ \_\_\_\_\_ (% upon closing).
4. Said property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession to said property available to Buyer at date of closing.
5. Owner shall include in the purchase price and transfer, free and clear of encumbrances all fixtures on the property on the date of this offer. The terms of this offer, detailed in the standard purchase and sales agreement to be executed, will determine what items are included/excluded as fixtures.
6. the parties agree to execute a standard purchase and sales agreement according to the terms of this agreement within 60 days of acceptance of this offer.
7. The closing shall occur on or before 9-12, 2006, at the public recording office, unless such other time and place shall be agreed upon.
8. Seller is selling property as is no warranty.
9. Other items: Buyer Responsible for all closing costs & Sewer Report



2006 AUG 24 07:47:37

PUBLIC RECORDS  
 CLERK  
 LAKE COUNTY  
 INDIANA  
 2006 AUG 24 PM 12:23  
 RECORDED  
 FILED  
 MICHAELE BRONN

\$16  
 CS  
 CA

10. This offer shall remain open until 11:59 o'clock, P.m. 9-12, 2006 and if not accepted by said time this offer shall be deemed rescinded and all deposits shall be refunded.

Signed this 12 day of July, 2006.

~~Buyer~~ \_\_\_\_\_  
*seller a*

Buyer [Signature] Date 7-12-06

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Owner Arnold D. [Signature] Date 7/17/06

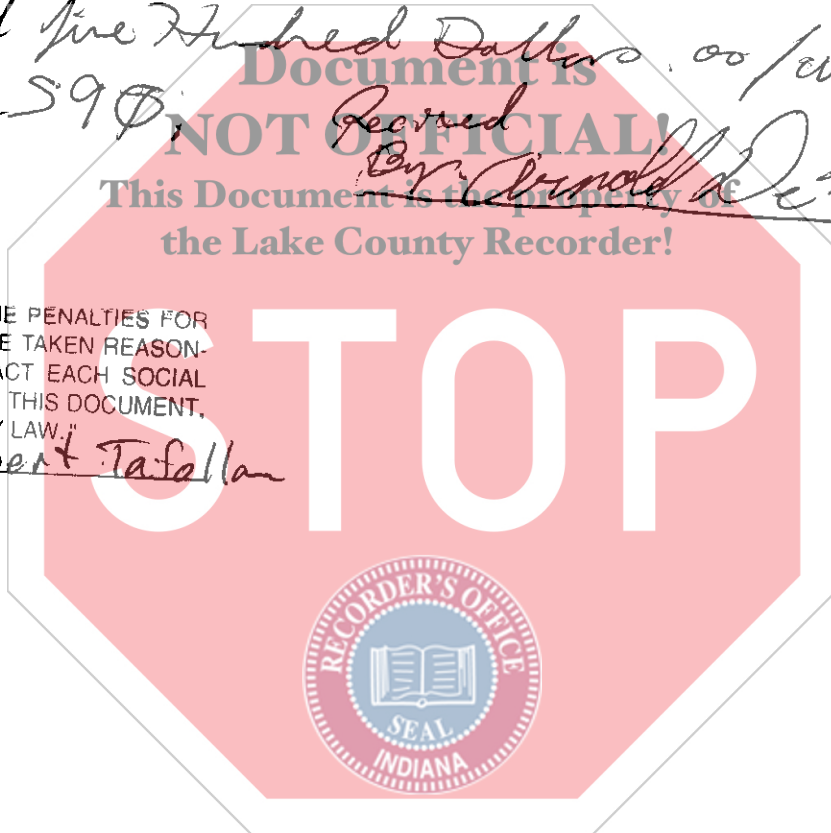
Owner \_\_\_\_\_ Date \_\_\_\_\_

Dn put extended by 500.00 to total 2500.00  
Two thousand five hundred Dollars.00/ea  
Check # 2590

Document is  
**NOT OFFICIAL!**  
Received  
By: Arnold D. [Signature]  
This Document is the property of  
the Lake County Recorder!

"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: Robert Tafellan



Filed in Open Court

JUL 30 2004

MAIL TAX BILLS TO:  
4703 E. 97<sup>th</sup> Ave.  
Crown Point, IN. 46307

Thomas R. Philpot  
CLERK LAKE CIRCUIT COURT

PROPERTY LOCATED AT:  
4600 E. 97<sup>th</sup> Avenue  
Crown Point, IN 46307  
Tax Key No.: 15-0135-0046

PERSONAL REPRESENTATIVE'S DEED

Dana L. Avola, as Personal Representative of the supervised Estate of Debra L. Avola, deceased, which estate is under the supervision of the Circuit Court of Lake County, Probate Division, under Cause Number 45C01-0112-ES-355, in the Office of the Clerk of the Circuit Court of Lake County, Indiana, pursuant to an Order of the Circuit Court of Lake County, Indiana, dated on the 25<sup>th</sup> day of April, 2002, for good and sufficient consideration, conveys to:

2004080647

Document is  
ARNOLD DeWELL  
NOT OFFICIAL!

the following described real estate in Lake County, State of Indiana, to-wit:

A parcel of land in the Northeast 1/4 of Section 36, Township 35 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, Lake County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of the Northeast 1/4 of said Section 36, thence North 89 degrees 38' 33" West 437.42 feet along the South line of the Northeast 1/4 of said Section 36 to the point of beginning, said point also being the intersection of said South line with the West line of the East 20 acres lying South of the North 40 rods (as measured along the East line of the Northeast 1/4 of said Section 36) of the Northeast 1/4 of said Section 36, thence continuing North 89 degrees 38' 33" West 229.38 feet along the South line of the Northeast 1/4 of said Section 36, thence North 0 degrees 01' 03" East 1990.7 feet to the South line of the North 40 rods of the Northeast 1/4 of said Section 36, thence South 89 degrees 46' 10" East 226.76 feet along said North line to the West line of the East 20 acres lying South of the North 40 rods of the Northeast 1/4 of said Section 36, thence South 0 degrees 00' 00" West 1991.21 feet along said West line to the point of beginning. Tax Key No.: 15-0135-0046.

FILED FOR RECORD  
LAKE COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 19 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR 819

16.00 LP  
Ckt # 243E