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Real Estate Contract

This Agreement made between Grace Smith and Dwight Smith, hereafter referred to as sellers and Anthony Lampley and Alicia Gilliard, hereafter referred to as buyers.

2007 052893

WITNESSETH, That the said seller, in consideration of the money to be paid, and the covenants as herewith expressed to performed and fulfilled by the buyer, (the payment of said money and the prompt performance of said covenants being a condition precedent, and time of the essence of said condition) hereby agree, upon such payments and performance of covenants, to sell to the said buyer the real estate hereinafter described, situated in Lake county, in the State of Indiana, and described as follows, to wit:

Key# 43-296-20

**3560 Buchanan St. Gary, IN 46408
Golfmoor South One-half (1/2) Lot 19 and all Lot 20, Block 7**

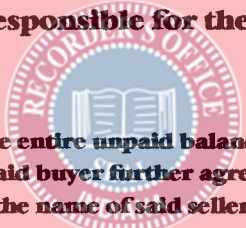
And the said buyer, in consideration thereof, hereby agrees to pay to the said seller the sum 100,000, dollars at the time and in the manner following: \$1292/mo, which consist of \$835/mo toward mortgage at a 10% interest for 30 years, \$431/mo for taxes and \$26/mo for insurance. The taxes and insurance reflect the current charges for year 2006 and are subject to increases or decreases. The \$1292/mo is due on the 4th day of each month and should be paid through automated withdrawal from the buyer's bank account. Additionally, buyer agrees to pay any increase in taxes and insurance as well as benefit from any decreases in taxes and insurance. \$0 deposit was received at the time of making this contract and buyer has agreed to accept property as is. Because Sellers is not receiving a deposit for said property, Sellers are requiring Buyers to pay \$1292 starting in July 2007, which includes payment for part of last year's taxes as compensation. Buyer is responsible for the filing fee of this agreement.

"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: Grace Smith

FILED

JUN 28 2007

It is agreed that buyer may pay the entire unpaid balance of the purchase price hereunder at any time. And the said buyer further agrees that he will faithfully keep an insurance on said property in the name of said seller, in some company to be approved by the seller, endorsed loss, if any payable to the seller and parties as their interest may appear, in the sum of \$100,000 fire and tornado insurance and in due season, 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 and payable in that 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 and all of said taxes and assessments whenever and as soon as the same shall become due and payable, and the said 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



PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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charged by law in addition to such insurance premiums, taxes and assessments, shall with 8 percent interest thereon become an additional consideration to be paid by buyer for the real estate hereby agreed to be sold.

The buyer does hereby irrevocably consent that sellers may at any time during the life of the 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 so to do, the buyer may borrow a sufficient sum of money to pay in full to the sellers said unpaid balance.

And the said sellers 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 said buyer of all his covenants and agreements herein made, that they, the said seller, will convey or cause to 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, said sellers shall furnish said buyer with a merchantable abstract showing marketable title, subject to the conditions herein contained, in said seller, or in the party making conveyance 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 when given buyer reasonable notice and scheduled time.

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. The provision shall apply both to improvements now on the premises and to improvements that may be placed thereon.

Provided always that these presents are upon the condition that in case of the failure of the said buyer, his heirs, executors, administrators or assigns in the performance of all or either of the covenants and promises on his part to be performed and fulfilled, the said seller, their successors, assigns or legal representatives, shall have the right to declare this contract forfeited and void, and there upon to recover all the installments due and unpaid, together with interest thereon, as rent for the use and occupation of said real estate, and thereupon all interest of said buyer in and to the above described premises shall cease and terminate, and said seller shall retain all the money which may have been paid by buyer, as well as any improvements or additions to the real estate, as rent for the use of said property by said buyer until the time of such forfeiture.

Upon failure to pay two months installment, the seller will start legal procedures. If upon the third month or earlier, buyer pays unpaid installments current, including \$50 per unpaid past due month and legal fees, this contract will resume.

_____	_____
Sellers	Buyer s
_____	_____
Date	Date

IN WITNESS WHEREOF, the said parties have hereto set their hands and seals this 21st day of June, 2007.



Alena

(Seal)

Subscribed and sworn before me, this 21st day of June, 2007, a Notary Public in and for Lake County, State of Indiana.

Deshanna Cross
(Signature)
NOTARY PUBLIC