

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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2010 077951

2010 DEC 30 PM 2:31

MICHAEL J. LAMM  
RECORDER

**MEMORANDUM OF CONTRACT FOR CONDITIONAL  
SALE OF REAL ESTATE**

THIS IS A MEMORANDUM OF a Contract for the Conditional Sale of Real Estate made and entered into by and between the parties hereto, to evidence their execution of a certain Contract for the Conditional Sale of Real Estate dated June 30, 2010.

WITNESSETH:

1. The names of the Contract Seller are 405, LLC

2. The names of the Contract Purchasers are Timothy Richey

3. The specific legal description of the real estate which is described in the Contract and which is the subject of the sale is:

See Attached "Schedule 1"

TAX KEY NO 451617452-003000-042

4. The Contract provides for a schedule of monthly payments beginning on June 30, 2010 and extending to June 29, 2011 and other scheduled payments. [optional] The Contract price is \$ 182,360<sup>00</sup>

5. The Contract includes a prepayment privilege without penalty.

6. The Contract requires the Contract Purchasers to assume and pay all real estate taxes and assessments on the real estate as of the date of the Contract.

7. The Contract requires the Contract Purchasers to pay all Hazard and Liability Insurance required on the property

8. The Contract requires the Contract Purchasers to pay all utilities, repairs and maintenance on the property.

**FILED**  
DEC 30 2010  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

031224

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Contract for Conditional Sale of Real Estate this 30<sup>th</sup> day of June, 2010.

Contract Seller

Contract Purchaser

405, LLC  
by AR as Manager

[Signature]

\$15  
CS  
CS

STATE OF INDIANA )  
 ) .SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared David J Tokov as Manager and acknowledged the execution of the foregoing memorandum of contract to be his/her voluntary act and deed for an on behalf of the Contract Seller.

Diana Bazain

Notary Public

My Commission Expires: 10/09/2015  
Resident of Lake County

STATE OF INDIANA )  
 ) .SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Timothy Richey + Shomer Richey and acknowledged the execution of the foregoing memorandum of contract to be his/her voluntary act and deed for an on behalf of the Contract Purchaser.

Diana Bazain

Notary Public

My Commission Expires: 10/09/15  
Resident of Lake County

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. [Signature]

This instrument prepared by 405, LLC PO Box 9032 Highland, IN 46322

Mail to: 405, LLC PO Box 9032 Highland, IN 46322

Schedule 1

DESCRIPTION OF REAL PROPERTY

TAX KEY NO.: 45-16-17-452-003.000-042

LEGAL DESCRIPTION:

Lot Numbered 120 as shown on the recorded plat of Imperial Heights Fourth Subdivision, in the City of Crown Point recorded in Plat Book 37 page 94 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 115 Hemlock Ln Crown Point IN  
46307