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2011 045066

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 AUG 19 PM 12: 20

MICHELLE S. FAJMAN
RECORDER

LAND CONTRACT

EDELMIRA SANDOVAL ("Buyer"), of 9020 Bunker Hill Street, Munster, IN 46321 (GRANTEE'S ADDRESS), and LAWRENCE J. SANDOVAL, A SINGLE PERSON, ("Seller"), of 1407 Edgewater Place, Crown Point, IN 46311, agree as follows:

1. Buyer agrees to purchase and Seller agrees to sell real estate and all improvements thereon located in Lake County, Indiana, and described as follows:

Lot 3 in Block 6 in Independence Park, in the Town of Munster, as per plat thereof, recorded in Plat Book 24, page 23, in the Office of the Recorder of Lake County, Indiana.

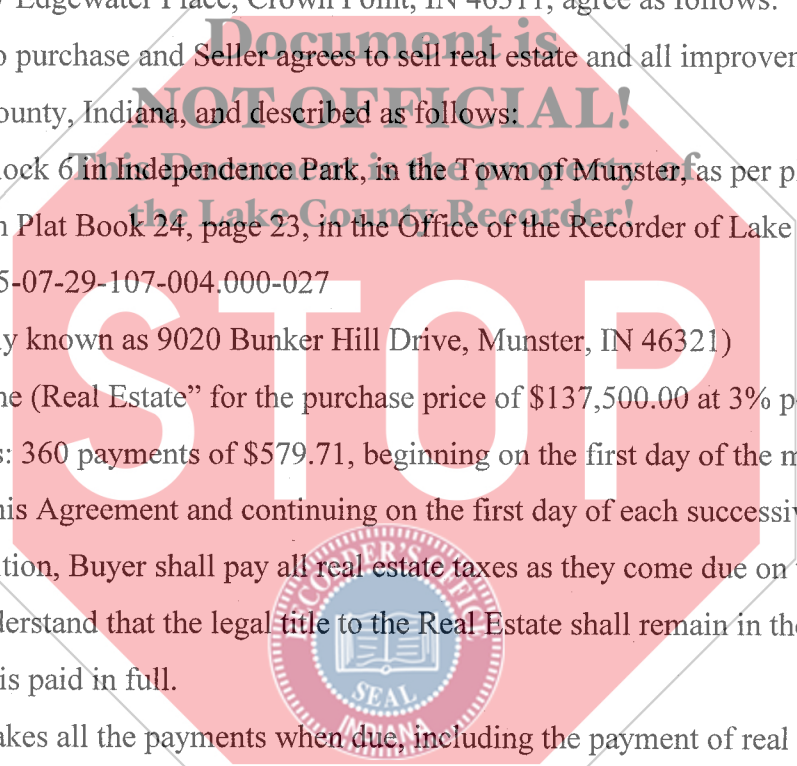
Tax ID #45-07-29-107-004.000-027

(Commonly known as 9020 Bunker Hill Drive, Munster, IN 46321)

(hereafter called the "Real Estate" for the purchase price of \$137,500.00 at 3% per annum, payable as follows: 360 payments of \$579.71, beginning on the first day of the month following the execution of this Agreement and continuing on the first day of each successive month until fully paid. In addition, Buyer shall pay all real estate taxes as they come due on the Real Estate.

2. The parties understand that the legal title to the Real Estate shall remain in the name of the Seller until Seller is paid in full.

3. If the Buyer makes all the payments when due, including the payment of real estate taxes, and otherwise performs all the covenants and conditions in this Agreement, Seller shall convey or cause to be conveyed to Buyer a recordable Warranty Deed, which shall convey good and merchantable title to the Real Estate, subject only to permitted exceptions, if any, including general real estate taxes not then yet due and payable, special assessments confirmed after the



FILED

AUG 19 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

15:00
Cash
LR

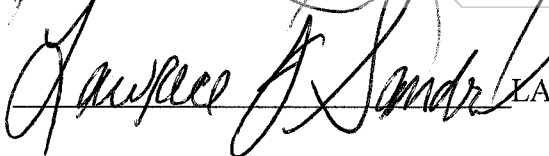
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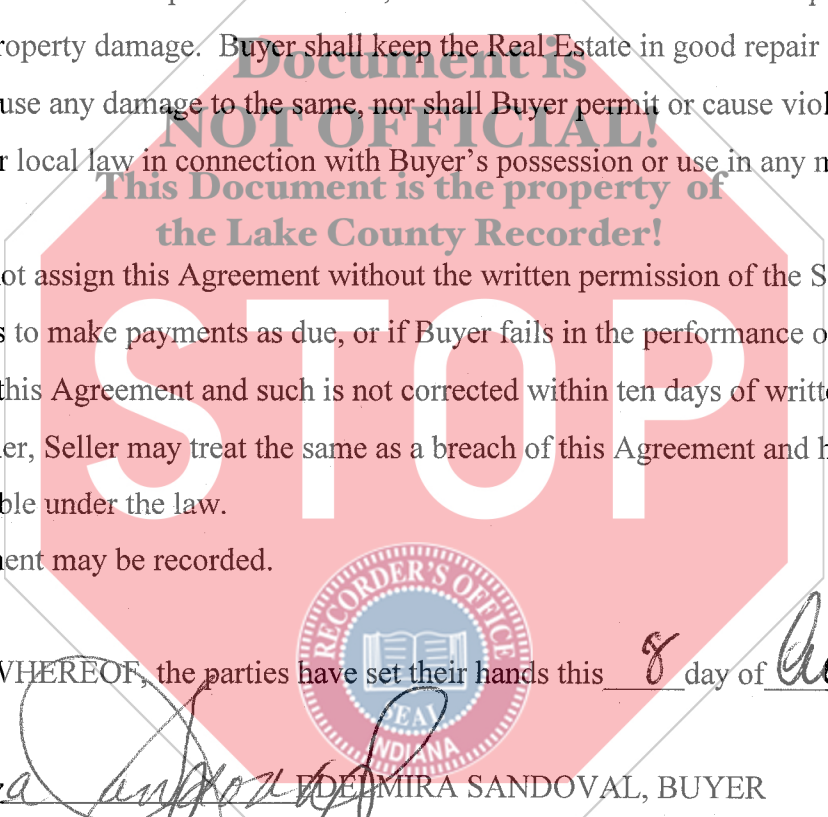
date of this Agreement, use of occupancy restrictions and covenants of record, if any, zoning laws and ordinances, easements for public utilities and drains, and other items of record. The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver deed.

4. Buyer shall have possession of the Real Estate upon execution of this Agreement.
5. At the time of delivery of the Warranty deed from Seller to Buyer, Seller shall cause a title insurance policy to be issued in the face amount of the purchase price to be issued by a title insurer acceptable to Buyer, which shall insure that title is vested in Buyer, subject only to exceptions as set forth above. The cost of such title insurance shall be divided as follows: Seller is responsible for the commitment and Buyer is responsible for the final policy.
6. Buyer shall cause Seller to be named as an additional insured on a policy of insurance acceptable to Seller, which shall be in an amount of at least \$500,000.00 protecting against liability and workmen's compensation claims; and in an amount of at least the purchase price for fire and other property damage. Buyer shall keep the Real Estate in good repair and condition and shall not cause any damage to the same, nor shall Buyer permit or cause violations of any Federal, State or local law in connection with Buyer's possession or use in any manner of the Real Estate.
7. Buyer may not assign this Agreement without the written permission of the Seller.
8. If Buyer fails to make payments as due, or if Buyer fails in the performance of any covenant or condition of this Agreement and such is not corrected within ten days of written notice to Buyer from Seller, Seller may treat the same as a breach of this Agreement and have any and all remedies available under the law.
9. This Agreement may be recorded.

IN WITNESS WHEREOF, the parties have set their hands this 8 day of August 2011.


EDELmira SANDOVAL, BUYER


LAWRENCE J. SANDOVAL, SELLER



STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

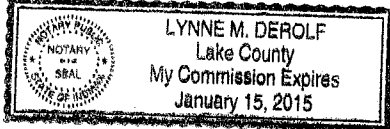
On this 8 day of August, 2011, before me, the undersigned, a Notary Public in and for said county and state, did personally appear LAWRENCE J. SANDOVAL, personally known to me, who acknowledged execution of the foregoing.

Witness my hand and official seal.

Lynne M. Derolf

NOTARY PUBLIC

My Commission expires on:



STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

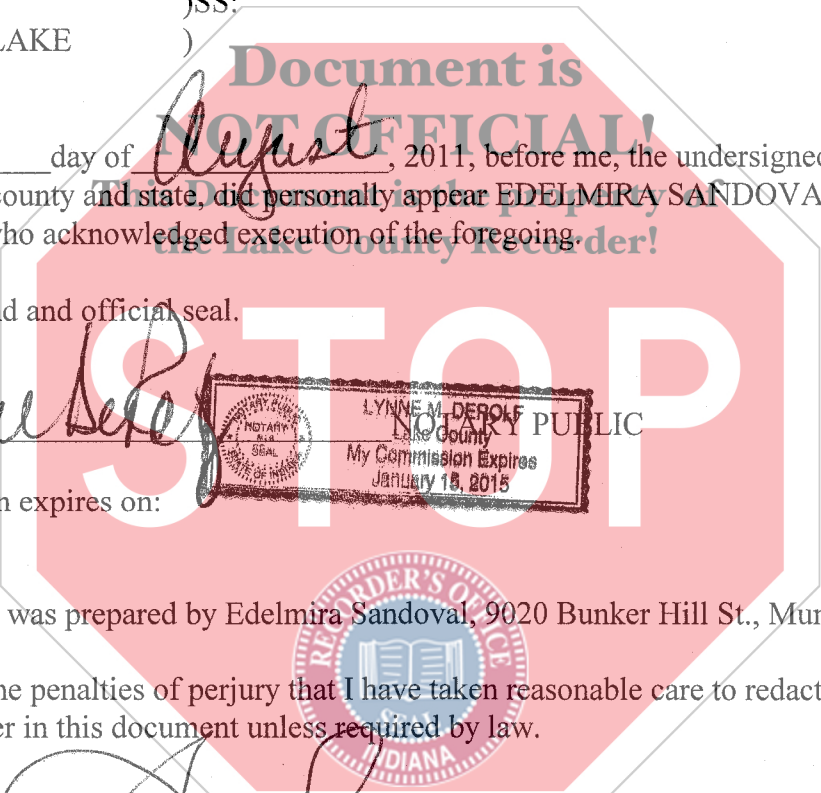
On this 8 day of August, 2011, before me, the undersigned, a Notary Public in and for said county and state, did personally appear EDELMIRA SANDOVAL, personally known to me, who acknowledged execution of the foregoing.

Witness my hand and official seal.

Lynne M. Derolf

NOTARY PUBLIC

My Commission expires on:



This instrument was prepared by Edelmira Sandoval, 9020 Bunker Hill St., Munster, IN 46321

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security Number in this document unless required by law.

Edelmira Sandoval

EDLEMIRA SANDOVAL

**RETURN TO and mail tax bills to: EDIE SANDOVAL, 9020 BUNKER HILL ST.,
MUNSTER, IN 46321**