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Promissory Note

2011 045802

This Promissory Note is made on July 29th, 2011, between Richard Tarin, Seller(s), residing at 6812 Ava Ave City of Portage, County of Porter, State of Indiana, and Jeremy Thompson, Buyer(s), residing at 2380 Sloan st, City of Portage, County of Porter, State of Indiana.

1. For valuable consideration, the Seller(s) hereby mortgages, grants, and conveys the following described real estate, in fee simple, to the Buyer(s) to have and hold forever, along with all easements, rights, and buildings belonging to the property, located at 3600 E. 37th Ave City of Lake Station, State of Indiana:

2. For valuable consideration, the Buyer(s) hereby agree to the following conditions and stipulations for purchase of the above-mentioned property. The Buyer(s) agrees that any changes or amendments to this document will be invalid unless agreed upon and resigned by both the Seller(s) and the Buyer(s).

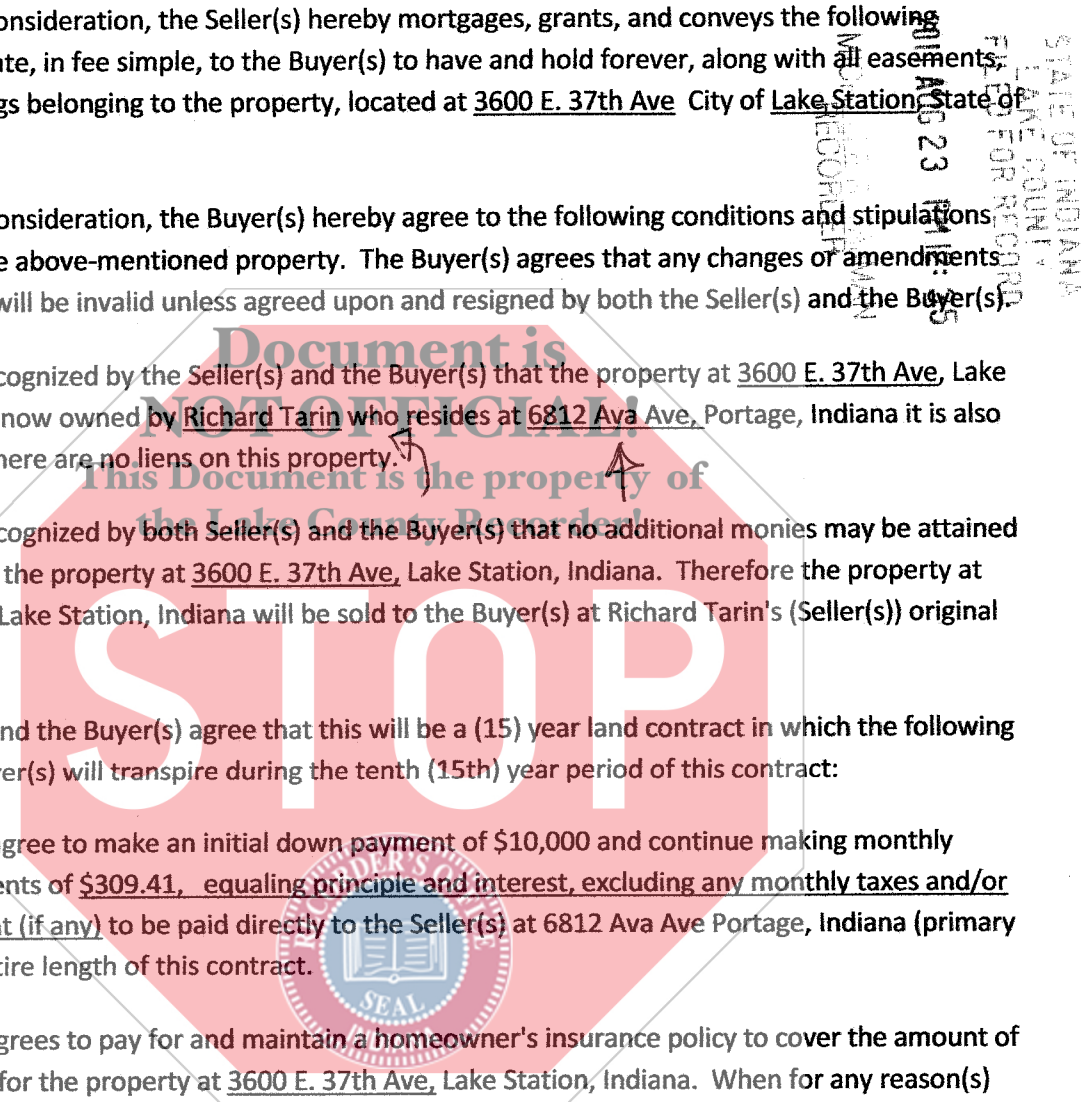
3. It is hereby recognized by the Seller(s) and the Buyer(s) that the property at 3600 E. 37th Ave, Lake Station, Indiana is now owned by Richard Tarin who resides at 6812 Ava Ave, Portage, Indiana it is also understood that there are no liens on this property.

4. It is hereby recognized by both Seller(s) and the Buyer(s) that no additional monies may be attained by the Seller(s) on the property at 3600 E. 37th Ave, Lake Station, Indiana. Therefore the property at 3600 E. 37th Ave, Lake Station, Indiana will be sold to the Buyer(s) at Richard Tarin's (Seller(s)) original price of \$49,000.

5. The Seller(s) and the Buyer(s) agree that this will be a (15) year land contract in which the following actions by the Buyer(s) will transpire during the tenth (15th) year period of this contract:

A). Buyer(s) agree to make an initial down payment of \$10,000 and continue making monthly installment payments of \$309.41, equaling principle and interest, excluding any monthly taxes and/or insurance payment (if any) to be paid directly to the Seller(s) at 6812 Ava Ave Portage, Indiana (primary owner) for the entire length of this contract.

B). Buyer(s) agrees to pay for and maintain a homeowner's insurance policy to cover the amount of replacement cost for the property at 3600 E. 37th Ave, Lake Station, Indiana. When for any reason(s) the Buyer(s) is unable to obtain a homeowner's insurance policy, the Buyer(s) will inform the Seller(s) in order for the Seller(s) to obtain and maintain a homeowner's policy at the expense of the Buyer(s). The Buyer(s) would pay the cost of this policy at a yearly premium to the Seller(s).



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LAKE COUNTY
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C. Buyer(s) agree to maintain property taxes on the property at 3600 E. 37th Ave, Lake Station, Indiana due for the period starting August 1st, 2011.

D). Buyer(s) agree to maintain and pay for any damages and or needed repairs to property at 3600 E. 37th Ave, Lake Station, Indiana for the period starting August 21st, 2011 and continuing throughout the life of this contract.

The above actions are agreed upon by the Seller(s) and the Buyer(s) with the effective date beginning at 12:00 a.m. August 21st, 2011 and extending to 12:00 a.m. August 21st, 2026.

Signature of Seller(s)

Signature of Buyer(s)

Date: 8-23-11

Date: 8-23-11

Document is NOT OFFICIAL

This Document is the property of the Lake County Recorder!

State of Indiana County of Porter

On August 23, 2011, Richard Jeremy Tarin + Thompson personally came before me and, being duly sworn did state that he/she is the person(s) described in the above document and that he/she signed the above document in my presence.

(notary signature)

Notary Public, for the County of Porter State of Indiana.

