

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

Articles of Agreement

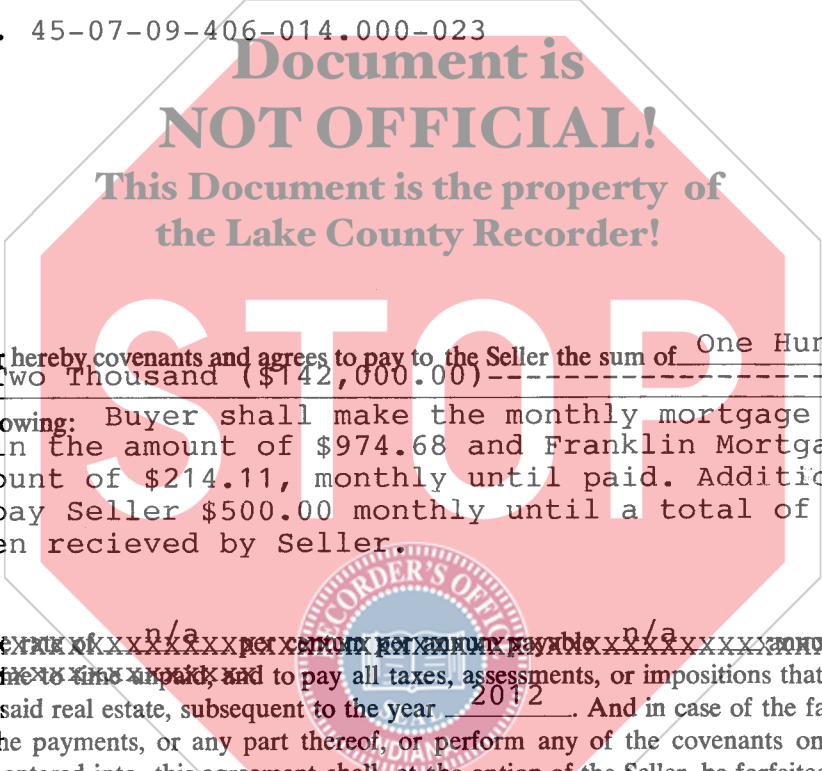
Made this 6th day of June 2012, 19, between Paulette G. Figueroa, Seller, and Mildred Garcia and Edward Hernandez, Purchaser,

WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and

sufficient recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of Lake and State of Indiana, to wit: The West 1/2 of the North 65.38 feet of the South 196.14 Feet of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana.

C/k/a 7041 Arizona Ave., Hammond, IN. 46323

Tax No. 45-07-09-406-014.000-023



2012 040714

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of One Hundred and Forty Two Thousand (\$142,000.00) Dollars in the manner following: Buyer shall make the monthly mortgage payment to Chase in the amount of \$974.68 and Franklin Mortgage Co. in the amount of \$214.11, monthly until paid. Additionally Buyer shall pay Seller \$500.00 monthly until a total of \$1,000.00 has been recieved by Seller.

STATE OF INDIANA LAKE COUNTY RECORDER JUN 20 AM 10:06

with interest at the rate of xxx% per annum payable xxx annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to the year 2012. And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.

The time of payment shall be of the essence of this contract; and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

The entire balance is due no later than December 26, 2036.

FILED

JUN 20 2012

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IN WITNESS WHEREOF, the parties hereunto have put their hands and seals the day and year first above written.

PEGGY HOLLINGA-KATONA LAKE COUNTY AUDITOR

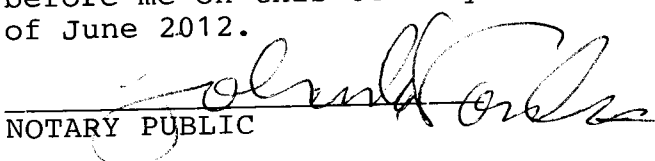
SEALED AND DELIVERED, IN PRESENCE OF

Signatures of Mildred Garcia, Edward Hernandez, and Paulette Figueroa with seals.

Prepared by Jos. R. Mitchell, 3501 E. 106th St, Chicago, IL. 60617

002529

Subscribed and Sworn to
before me on this 6th day
of June 2012.


NOTARY PUBLIC

