

Contract Sale

3-1-2010

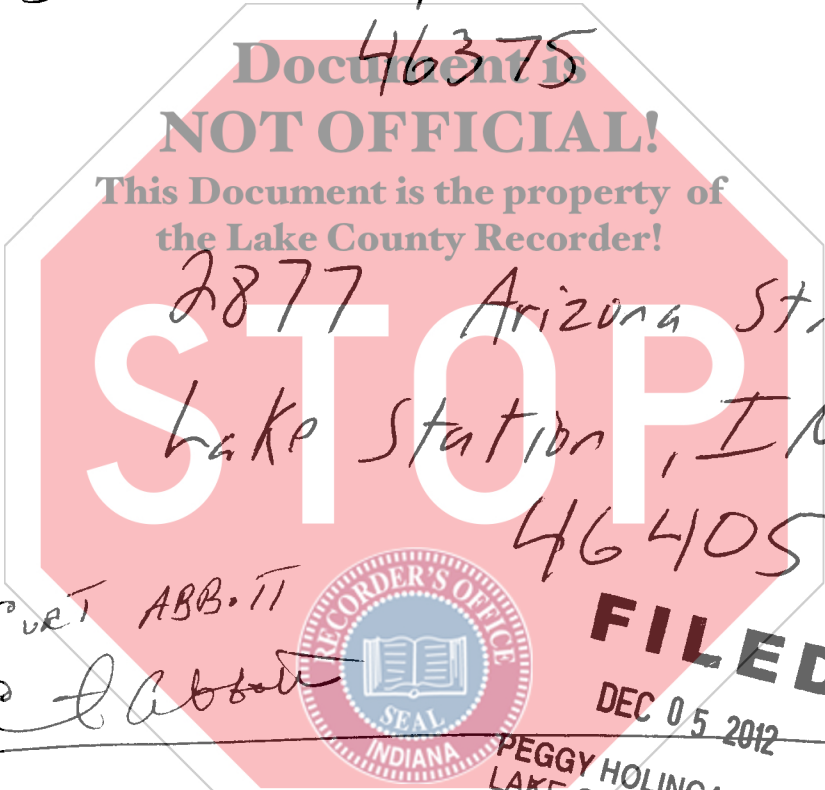
Seller: Curt Abbott  
1851 Govert Dr.  
Schererville, IN

2012 085725

2012 DEC -5 PM 1:57

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

MANU  
H. COOPER  
CLERK



Property



2877 Arizona St.  
Lake Station, IN  
46405

Seller

Curt Abbott  
*[Signature]*



**FILED**  
DEC 05 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Buyer

Daniel Cunningham  
*[Signature]*

015707



CAROL J. CODY  
Notary Public  
State of Indiana  
My Commission Expires Oct 11, 2014

B 18  
CS  
CA  
NON  
CONF

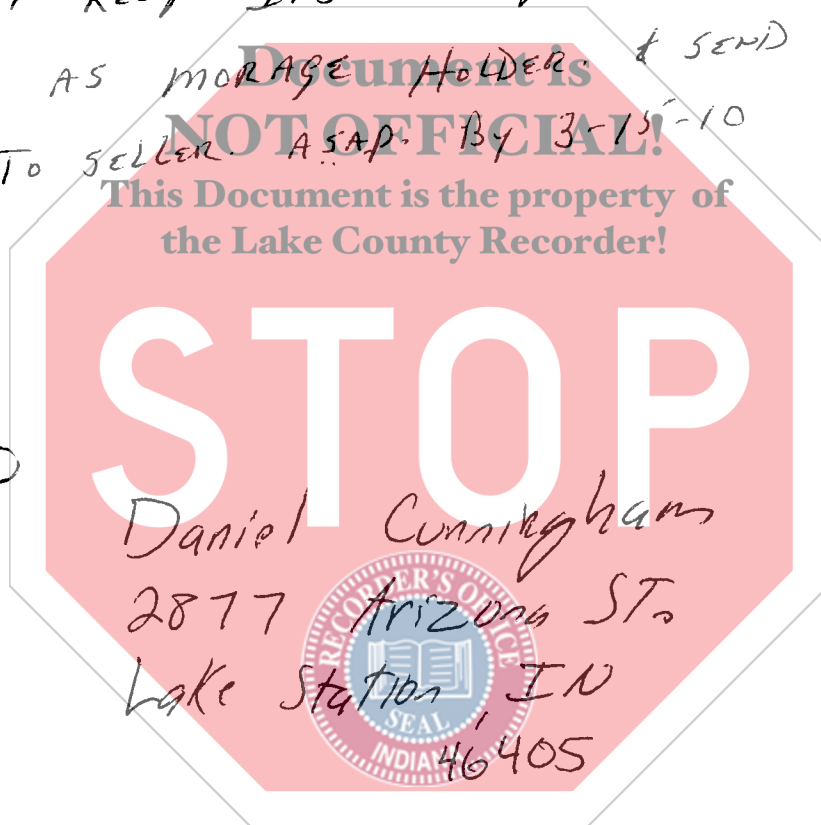
SELLER will pay ALL property TAX THru 2009 yr. PAYABLE  
IN 2010 - BUYER will pay TAX For 2010 going Forward.

PROPERTY SOLD AS-IS - IN NEED of LOTS of WORK  
AREA WAS FLOODED IN 2008 yr. THIS will  
SERVE AS SELLER DISCLOSER.

SELLER STATES THERE ARE NO LENS OR JUDGEMENTS  
ON COURT ABBOTT OF THE PROPERTY

BUYER MUST KEEP INS. ON PROPERTY & LIST  
COURT ABBOTT AS MORTGAGE HOLDER & SEND A COPY  
OF INS. TO SELLER ASAP. BY 3-15-10

TAXES. 40



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~~CONTRACT~~ SALE

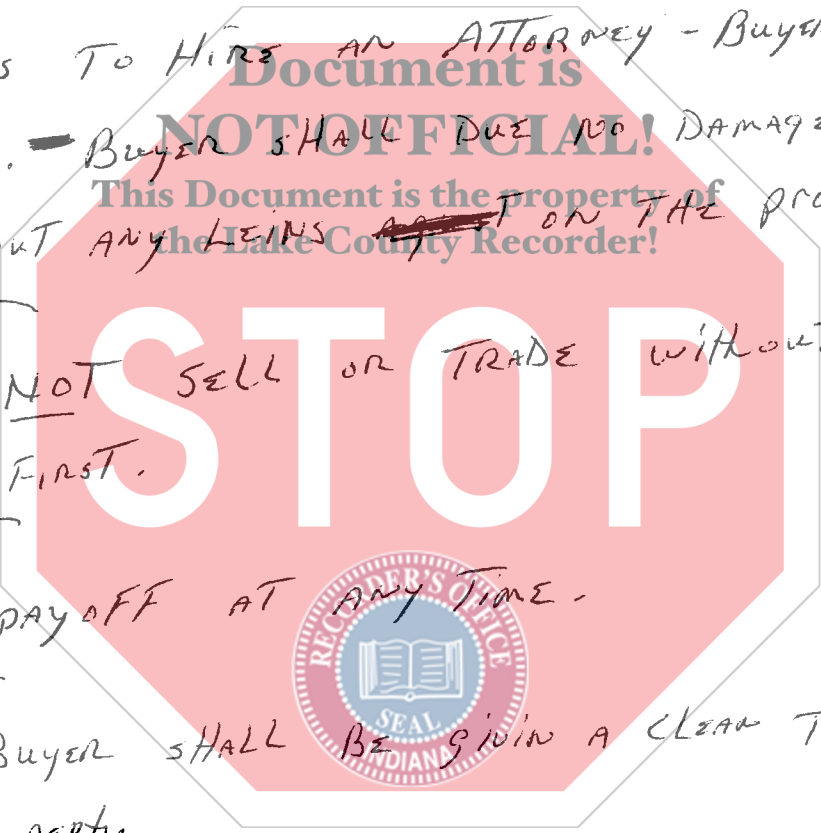
2877 ARIZONA ST. LAKE STATION, IN 46405

TERMS \$16,500. (PAYMENTS DUE 1<sup>ST</sup> OF EACH MONTH STARTING 4-1-2010 @ 9 1/2 % FOR 7YR @ \$269.69 PER MONTH) LATE CHARGE OF \$50. PER MONTH DUE AFTER THE 6<sup>TH</sup> OF EACH MONTH. IF PAYMENT IS MORE THAN 45 DAY'S LATE - SELLER SHALL RETAIN THE PROPERTY - WITH NO RECOURSE FROM SELLER. IF SELLER NEEDS TO HIRE AN ATTORNEY - BUYER SHALL PAY ALL COSTS. - BUYER SHALL BE RESPONSIBLE TO PROPERTY OR PUT ANY LIENS ~~OFF~~ ON THE PROPERTY.

BUYER MAY NOT SELL OR TRADE WITHOUT PAYING OFF PROPERTY FIRST.

BUYER MAY PAY OFF AT ANY TIME.

AT PAYOFF BUYER SHALL BE GIVEN A CLEAR TITLE TO THE PROPERTY.



2877 Arizona St.  
Lake Station, IN  
46405

The North 50 Feet of the South 220 FT  
of the West 1/2 block of Block 24 in the  
Third Subdivision to East Gary, as per  
plat thereof, recorded in Plat Book 10, page  
36, in the Office of the Recorder of  
Lake County, INDIANA.

