CONTRACT SALE OF REAL ESTATE

at the time and in the manner following:	County State of TWNTAWA		RDIAN D VONAM	
County, Indiana, to wit: The East 1/2 of Lot 6 in Block 2 in A. A. Lewis and Co's Calumet Hom C Gardens 1st Addition, as per plat thereof recorded April 16, 1936 in Plat Book 23, Page 4, in the Office of the Recorder of Lake County, Indiana. Commonly known as: 7025 W. 21st Avenue, Gary, Indiana TREST FUELY, TROUGAND AND NO/100 TREST FUELY, TROUGAND AND NO/100 TREST FUELY, TROUGAND AND NO/100 TREST FUELY, TROUGAND AND NO/100 TREST Structure, State and S				
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Cordens 1st Addition, as per plat thereof recorded April 16, 1936 in Plat Book 23, Page 4, in the Office of the Recorder of Lake County, Indiana. Commonly known as: 7025 W. 21st Avenue, Gary, Indiana Commonly known as: 7025 W. 21st Avenue, Gary, Indiana	-			- N
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Indiana. Commonly known as: 7025 W. 21st Avenue, Gary, Indiana Document is And the Buyer agrees to pay the Seller at 365 Reinier Road, Valperrateo, Indiana TWENT, FIVE, THOUSAND AND NO/100 at the time and in the manner following THREE HUNDRED AND NO/100 THREE HUNDRED AND NO/100 THREE HUNDRED AND NO/100 THREE HUNDRED AND NO/100 Doltars (\$ 300.0) on the 11st arg of each month, hereafter until the whole remaining purchase money shall be paid in full. Without any relief whatever from valuation or appraisement laws, with attorneys' fees and interest at the rate of 22 percent arg of said interest, however, shall be applied to the reheffor, of said unpaid balance. It being agreed and understood hat any acceptance by the Seller of payments after the same mature bereauder shall not operate as an extension of time for sher payments bereunder, and shall in no manner after the same mature bereunder shall not operate as an extension of time for sher payments bereunder, and shall in no manner after the same mature bereunder shall not operate as an extension of time for sher payments bereunder, and shall in no manner after the same mature bereunder shall not operate as an extension of time for sher payments bereunder, and shall in no manner after the same mature bereunder shall not operate as an extension of time for sher payments bereunder, and shall in no manner after the same mature bereunder shall not operate as an extension of time for sher payments bereunder, and shall in no manner after the same mature bereatter oupon this contract, which became a lient haring the year				-
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And the Buyer agrees to pay the Seller at <u>165</u> Rainier Road, Valparatso, Indiffic $(25,900,00)$ at the time and in the manoer following: <u>165</u> Rainier Road, Valparatso, Indiffic $(25,900,00)$ at the time and in the manoer following: <u>165</u> ONE THOUSAND AND NO/100 Deltars ($(25,900,00)$) cash at the time of making this Contract, the receipt of which is beeply accoveraged, and <u>THREE HUNDARD AND NO/100</u> Dollars ($(300,00)$) on the <u>51st</u> day of each month, hereafter until the whole remaining purchase money shall be paid in full. Without any relief whatever from valuation or appraisement laws, with attorneys' fees and interest at the rate of <u>27</u> percent per annum (<u>27</u> %) on the unount of principal remaining due on the date of payment last preceding The mount of said interest, however, shall be deducted from the amount of said unpaid balance. It being agreed and understood hat any acceptance by the Seller of payments after the same mature bereamder shall not operate as an extension of time for other payments hereunder, and shall in no manner after the same mature bereamder shall not operate as an extension of time for other payments hereunder, and shall in no manner after the same mature bereamder shall not operate as an extension of time for share an insurance on said property in the name of the Seller in some company to be approved by said Seller, indorsed, less payable to the parties as their interest may appear, in the same of $(2,000,00)$ fre and apportry insurance and s <u>22</u> property insurance, and pay all taxes and assessments for all purposes and of all kinds whatsoever, levied and assessed upon said real estate or upon this contract, which became a lien huring the year <u>2012</u> payable in the year <u>2013</u> and which may threafter become due, including penalties and interest; and in case the said Buyer shall fail to keep and pay for such insurance, to pay any or all of said taxes and assessments whenever and as soon as the same shall become due and payable, and the Seller shall at any time provide, pay,	Commonly known as:	/UZ5 W. ZIST Avenue	, Gary, Indiana	0
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The Buyer does hereby irrevocably consent that the Seller may at any time during the life of this contract, mortgage and Whenever the unpaid balance due on this contract is reduced so that it is possible to do so, the Buyer agrees to borrow a sufficient sum of money to pay in full to the Seller said unpaid balance menualing interest at the rate of aforesaid, then unpaid, on this contract, at the time of procuring and receiving technoan. WAR 07 2013 WAR 07 2013 OO11327 NON Form # 100 Consult a lawyer if you doubt this form's fitness for your purpose and use. Juneprudence, LTD, makes no representation or warranty, expressed or implied, with respect to the merchantability or fitness of this form to ran intended use or purpose. encumber the real estate for an amount not to exceed the balance due hereunder at the time of making such mortgage.

And the Seller further covenants and agrees with the Buyer, that upon the payment of the money and interest at the time and in the manner heretofore specified, and the prompt and full performance by the Buyer of all his covenants and agreements herein made, that the Seller will convey or cause to be conveyed to the Buyer by Warranty Deed, the above described real estate subject to all taxes and special assessments and to all the other conditions herein provided. At such time, the Seller shall furnish the Buyer with a title insurance policy showing marketable title, subject to the conditions herein contained in Seller to said Buyer. The Seller shall have the right, at any time, to enter upon and in said premises for the purpose of inspecting the same. The Buyer shall not assign or transfer this contract of sale, let or sublet said real estate or any part thereof, remove any improvements of any kind or character, or make any alterations, without the written consent of the Seller. This provision shall apply both to improvements now on the premises and to improvements that may be placed thereon.

In the event of the default of the Buyer, his/her heirs, executors, administrators, or assigns in the performance of all or any of the covenants and promises on his part to be performed and fulfilled, the Seller, his/her successors, assigns, or legal representatives, shall have the right to declare this contract forfeited and void, and thereupon to recover all the installments due and unpaid, together with interest thereon, as rent for the use and occupation of said real estate, and to take possession thereof, and to regard the person or persons, in possession on such termination of the contract, as tenants' holding over without permission (if that should be necessary to gain prompt possession of said real estate) and to recover all damages sustained by such holding over without permission or by means of any waste committed or suffered on said real estate, and thereupon all interest of said Buyer in and to the above described premises shall cease and terminate, and Seller shall retain all the money which may have been paid by the Buyer, as well as any improvements or additions to the real estate, as rent for the use of said property by Buyer until the time or such forfeiture or to foreclose the interest of the Buyer with any damages Seller may suffer in the event more than fifteen per cent (15%) of the purchase price has been paid by the Buyer.

the Lake County Recorder!

This date August 1, 20 12	
Formare of. To onum	Tolan B. Awal
Seller Signature Buyes	Signature (V)
LORRAINE S. KONWAY	BRIAN B. KOVACH
Printed Name Printe	d Name
Seller Signature	Signature
Printed Name	d Name
State of Indiana, County of Lake	
Contraction of the second s	
Before me, a Notary Public in and for said County and State, per	sonally appeared <u>JONUME 3. REMULU</u>
and J. Man B. Korach, respectively c	f
who acknowledged the execution of the foregoing Contract Sale of	Real Estate.
Witness my hand and official seal this date	
My commission expires $\frac{12}{9/18}$	literation it into
My commission expires 7279710	, Notary Public
i a ha	
County of Residence	Amy M. Sm (HA (Printed)
This instrument prepared by: <u>LORRAING</u> KONU	
	Ay Resident of PORTER County
This instrument prepared by: <u>LORRAING KONU</u> Mail to:	AMY M. SMITH
This instrument prepared by: <u>LORRAING KONU</u> Mail to: LORRAING S. IKON WAY	AMY M. SMITH Notary Public. State of Indiana Lake County
This instrument prepared by: <u>LORRAING KONU</u> Mail to:	AMY M. SMITH AMY M. SMITH Notary Public. State of Indiana Lake County Commission # 622.77 My Commission Express
This instrument prepared by: <u>LORRAING KONU</u> Mail to: LORRAING S. IKON WAY	AMY M. SMITH Notary Public. State of Indiana Lake County
This instrument prepared by: LORRAING KONU Mail to: LORRAINE S. KON WAY 365 RAINIER ROAD	AMY M. SMITH AMY M. SMITH Notary Public. State of Indiana Lake County Commission # 622.77 My Commission Express
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S. C. C. B. C. Ch.