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REAL ESTATE LAND CONTRACT

1. Majed M. Taharwah and Nahla Ashkar or Nominee Trust (Purchaser) agrees to purchase at a price of \$ 185,000 on the terms set forth herein, the following described real estate in Lake County, Indiana: commonly known as 9047 Pineview, Crown Point, Indiana PINEVIEW ESTATES LOT # 4
(If legal description is not included at time of execution, is authorized to insert thereafter.)

And with approximate dimensions of _____ x _____; together with the following property present located thereon, if any:

(a) storm and screen doors and windows; (b) awnings; (c) outdoor television antenna; (d) wall-to-wall, hallway and stair carpeting; (e) window shades and draperies; (f) supporting fixtures; (g) venetian blinds; (h) electric, plumbing and other attached fixtures as installed; (i) _____ refrigerator(s); (j) _____ range(s); (k) radiator covers; (m) indoor and outdoor (louvered) shutters; The property is a single family residential home.

2. Mohammad Shahzad Rashid and all Owners of Record (Seller) agrees to sell the real estate and the property under this LAND CONTRACT, described above at the price and terms set forth herein, and to convey or cause to be conveyed to the purchaser or nominee title upon full payment of the purchase price (in joint tenancy) by a recordable warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed specified below, if any; (i) general taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2012; and to full payment as hereinafter stated.

3. Purchaser has paid \$ 0.00 as earnest money to be applied on the purchase price,

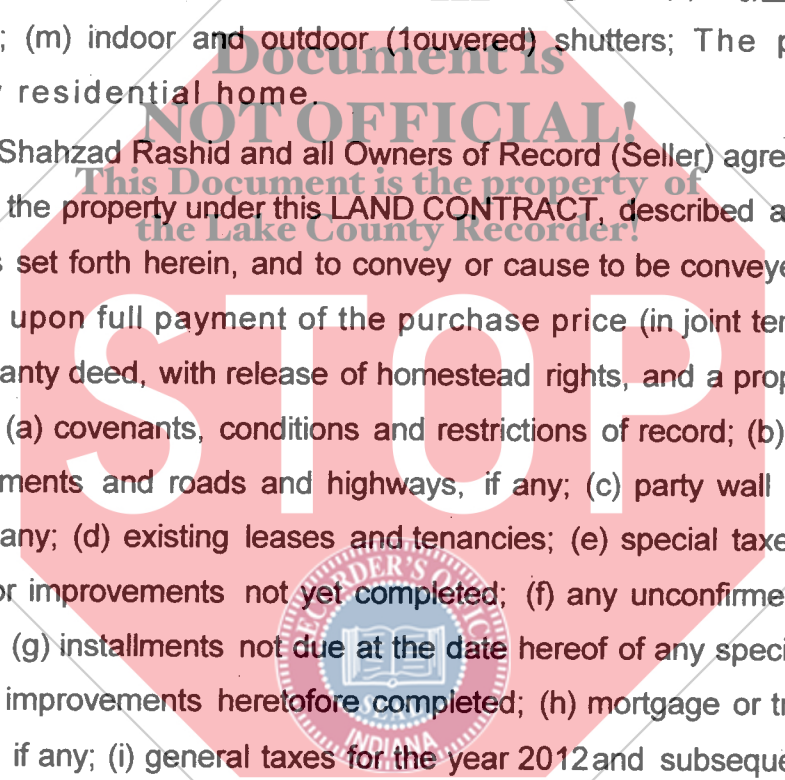
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STATE OF INDIANA
LAKE COUNTY
CLERK OF RECORDS
MICHAEL E. BEOWA
RECORDER

FILED
MAY 08 2014
REGINA HOLINGA KATONA
LAKE COUNTY AUDITOR



and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows:

a. The monthly payment of ONE THOUSAND THREE HUNDRED AND 61/100TH DOLLARS (\$1,300.61) beginning on August 1, 2013 and continuing each and every month thereafter on the 1st day of each succeeding month for 214 months with a final payment on July 1, 2031 in the amount of ONE THOUSAND THREE HUNDRED AND 61/100TH DOLLARS (\$1,300.61).

(b) Upon full payment of the purchase price plus increase, Seller shall cause a warranty deed to be delivered to the Buyer.

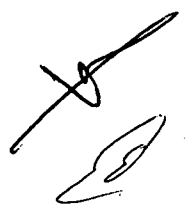
4. The initial closing shall be on or before July 3, 2013. The final closing shall be such time as when Buyer can make full payment of the purchase price plus any increases aforementioned and less any credits for payments as aforementioned, or 20 days after Buyer gives notice to the Buyer that he has obtained the proper financing, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of the Title company or the mortgage lender, if any, provided title is shown to be good,

5. Seller shall deliver possession of the premises to Purchaser on the date of initial closing.

6. Seller agrees to pay a broker's commission to none in the amount set forth in the broker's listing contract or as follows: none.

7. The earnest money shall be held by n/a

8. Seller hereby gives Buyer a one year home warranty as to any and all repairs for the subject property, including but not limited to the following: structural, roof, plumbing, heating, air conditioning, appliances (if any), electrical.



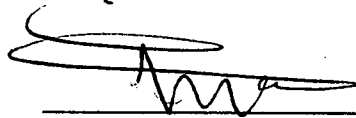
9. A duplicate original of this contract, duly executed by the Seller, if any, shall be delivered to the Purchasers within 5 days from the date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

10. This Real Estate Land Contract can be recorded. This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and Stipulations are made a part of this contract.

11. Buyer shall purchase home owner's insurance in the amount of \$250,000 and shall name the Seller as additional insured with a right to a 10 notice of cancellation.



Seller: Mohammad Shahzad Rashid



Buyer: Majed M. Taharwah

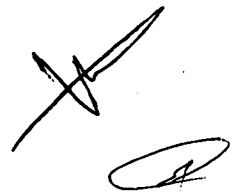
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Buyer: Nahla Ashkar

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CONDITIONS AND STIPULATIONS

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of initial closing and upon final closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company or other reputable title company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions (attributable to the Seller), Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or

ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be paid as aforementioned.

All prorations are final unless otherwise provided herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). *(Strike one.)*

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5

days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser. (Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Property Disclosure Act of ^{Indiana} and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

