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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 050702

2014 AUG 22 AM 10:31

MICHAEL B. BROWN
RECORDER

STANDARD Land CONTRACT

This Contract and agreement made and entered into this ...11th..... day of
...February.....2012.....

By and betweenJudith Gonzalez..... known as the buyer andTina
Haley..... as Seller.

Agree to complete the sale of the subject property located at ...610 – 165th Street
Hammond.....

Lake County Indiana.

Common address: ...610 – 165th Street Hammond,
Indiana.....

Legal Description: ...Madison Terrace Lots 4 and 5
Blk.4.....

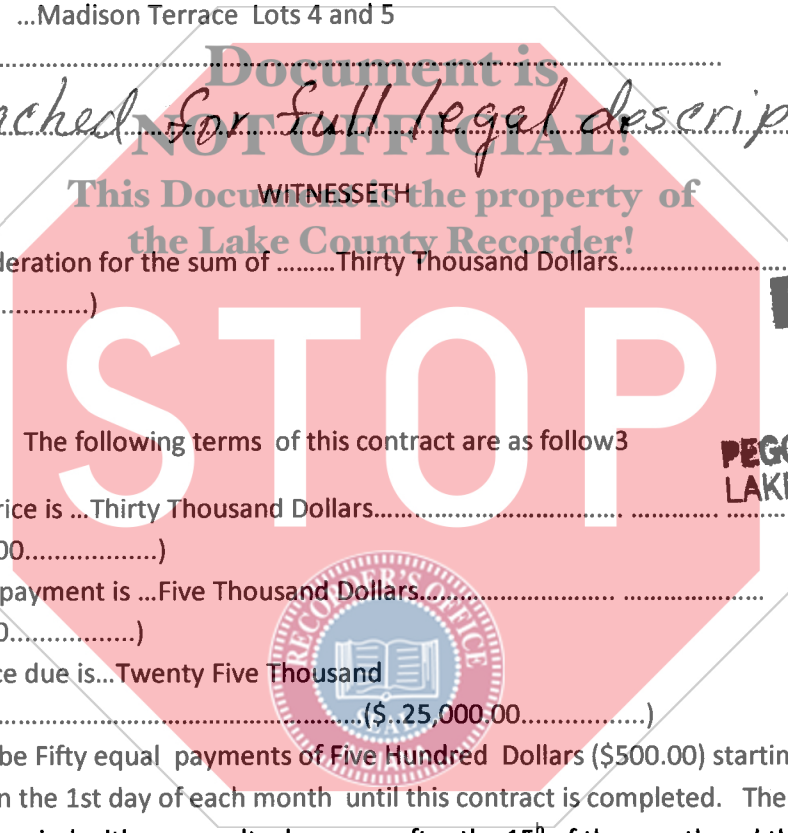
See attached for full legal description.

WITNESSETH
This Document is the property of
the Lake County Recorder!

The seller in consideration for the sum ofThirty Thousand Dollars.....
\$...30,000.00.....)

The following terms of this contract are as follow³

1. The sale price is ...Thirty Thousand Dollars.....
(\$..30,000.00.....)
2. The down payment is ...Five Thousand Dollars.....
(\$..5000.00.....)
3. The balance due is...Twenty Five Thousand
Dollars.....(\$..25,000.00.....)
4. There will be Fifty equal payments of Five Hundred Dollars (\$500.00) starting March 1, 2012
And due on the 1st day of each month until this contract is completed. The buyer has a 15
Day grace period with no penalty, however after the 15^h of the month and the payment has not
been made a late fee will be assess at 5% of the monthly payment or \$25.00.
The purchaser is responsible for all Real Estate taxes and all costs to maintain House insurance
On the subject dwelling. No interest is being charged on this contract sale.



FILED

AUG 22 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

03667

17⁰⁰
CS
CA

If the purchaser defaults on this contract and is behind in their monthly payments, the seller has the right to obtain an attorney to start the foreclosure process on the subject property. If the contract purchaser fails to make the monthly payment for three months consecutively, the foreclosure process may be started at that time. If the seller has to use legal process to obtain clear title of the property, all legal fees and other cost will be the responsibility of the contract purchaser. The purchaser may not rent or lease the subject property as long as this land contract is in force. The purchaser has the responsibility to maintain the property in normal living condition during the term of the contract. The Purchaser may make extra payments on the balance of the contract, however these payments can only be made in \$500 dollar installments. The purchaser will provide proof of insurance for each year that this contract is in force. The subject property is a single family dwelling and may only be occupied by the immediate family member of the purchaser Judith Gonzalez. Any cost to maintain the subject dwelling are the direct responsibility of the contract purchaser, and that the subject property is sold in an (as is) condition.

Buyers.....

Judith Gonzalez

Judith Gonzalez

Sellers:.....

Tina Haley

Tina Haley



CLOSING STATEMENT

February 11, 2012

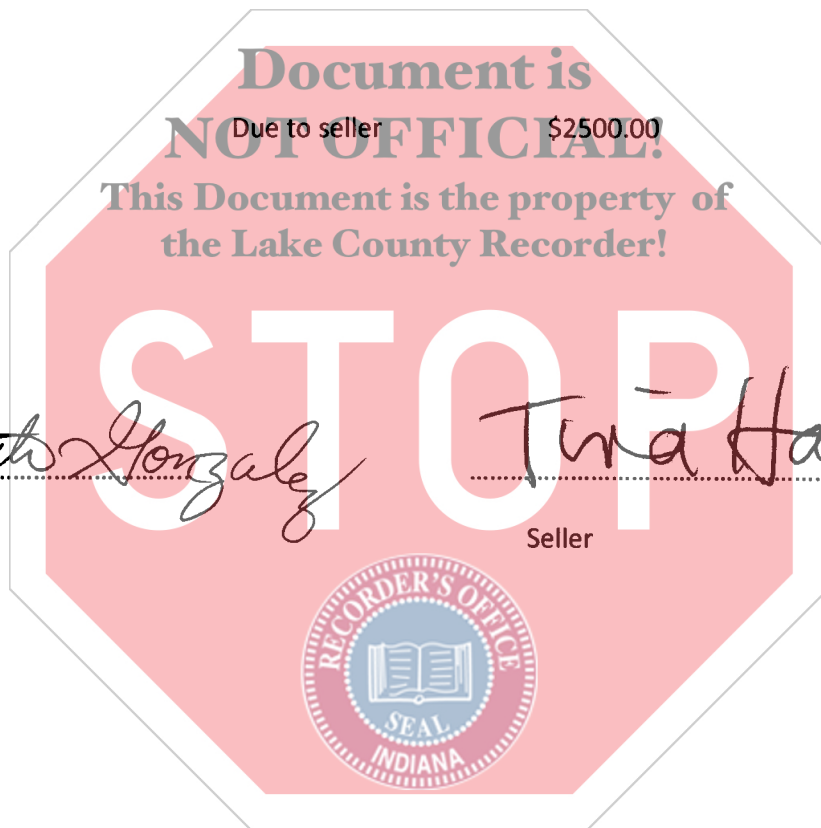
Purchasers

Sellers

Down Payment \$5000.00

Commission \$2100.00

Closing Fees \$400.00



Document is
Due to seller \$2500.00
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

Judith Gonzalez

Purchaser

Tina Haley

Seller



DESCRIPTION: Lots numbered Four (4) and Five (5), in block number four (4), in Madison Terrace, a subdivision of the Northeast quarter (NE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) Section Twelve (12), Township Thirty-six (36) North, Range Ten (10) West of the Second (2nd) Principal Meridian, in the City of Hammond, Lake County, Indiana.

This conveyance is made subject to all unpaid taxes and special assessments.

45-16-12-226-002 000 028

