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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 050887

2014 AUG 25 PM 1:52

MICHAEL B. BROWN
RECORDER

Parcel # 45-08-08-255-005.000-004

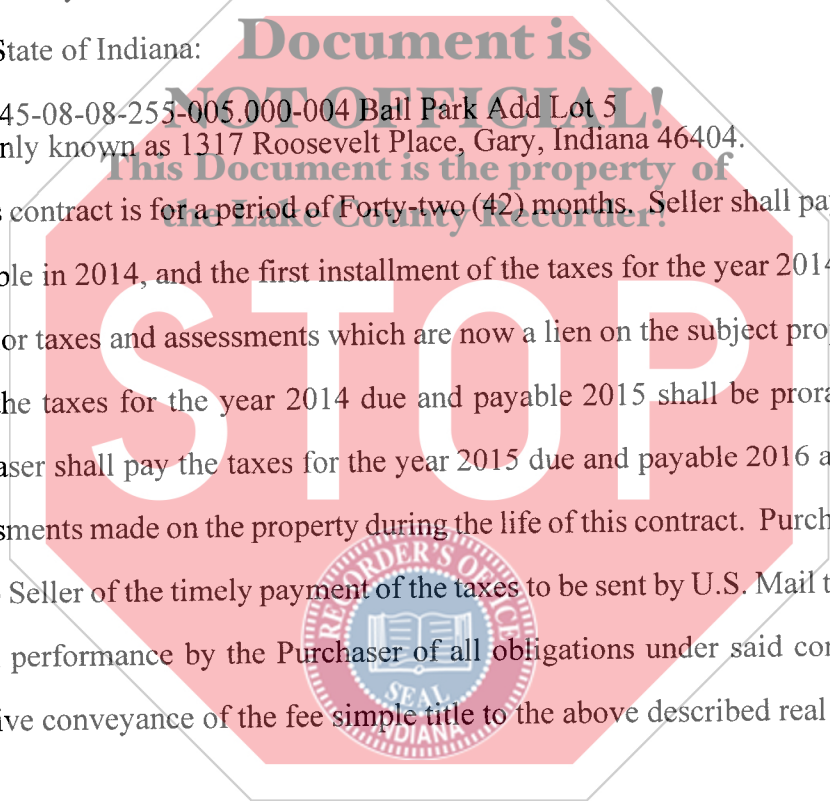
Tax Bill sent to:
Oscar Benavides
1317 Roosevelt Place
Gary, Indiana 46404

MEMORANDUM OF CONTRACT FOR INSTALLMENT SALE OF REAL ESTATE

THIS MEMORANDUM, WITNESSETH: That there has been executed on the 22nd day of August, 2014, by and between Seller, Loura Dudley, of 1901 Roosevelt Place, Gary, Indiana 46404, hereinafter referred to as "Seller", and Oscar Benavides, of 1317 Roosevelt Place, Gary, Indiana 46404, hereinafter referred to as "Purchaser", a certain contract for installment sale of real estate calling for the sale by Seller to Purchaser of the following described real estate situated in Lake County, in the State of Indiana:

Parcel #45-08-08-255-005.000-004 Ball Park Add Lot 5
Commonly known as 1317 Roosevelt Place, Gary, Indiana 46404.

The term of this contract is for a period of Forty-two (42) months. Seller shall pay the taxes for the year 2013 payable in 2014, and the first installment of the taxes for the year 2014 due and payable 2015 and all prior taxes and assessments which are now a lien on the subject property. The second installment of the taxes for the year 2014 due and payable 2015 shall be prorated to the day of closing. Purchaser shall pay the taxes for the year 2015 due and payable 2016 and all subsequent taxes and assessments made on the property during the life of this contract. Purchaser shall provide written proof to Seller of the timely payment of the taxes to be sent by U.S. Mail to Seller at Seller's address. Upon performance by the Purchaser of all obligations under said contract, he shall be entitled to receive conveyance of the fee simple title to the above described real estate.



25974

FILED

AUG 25 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CASH
\$13.00
M.E

IN WITNESS WHEREOF, the parties have signed this Memorandum on the 22nd day of August, 2014.

SELLER:

PURCHASER:

Laura Dudley
Laura Dudley

Oscar Benavides
Oscar Benavides

STATE OF INDIANA)
) SS:
COUNTY OF LA PORTE)

Before me, a Notary Public, personally appeared Laura Dudley and acknowledged the execution of the foregoing instrument this 22nd day of August, 2014.

Document is NOT OFFICIAL!

Tina M. Herbst
Tina M. Herbst, Notary Public

My Commission expires: 08/08/17

Residing in La Porte County, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF LA PORTE)

Before me, Notary Public, personally appeared Oscar Benavides and acknowledged the execution of the foregoing instrument this 22nd day of August, 2014.

Tina M. Herbst
Tina M. Herbst, Notary Public

My Commission expires: 08/08/17

Residing in La Porte County, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

William E. Hedge

This instrument prepared by William E. Hedge, Attorney at Law, 1033 Indiana Avenue, La Porte, Indiana.