

**CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE**

This Contract is made & entered into by Robert Zdonek (seller) & <sup>Ernest</sup> Ernest Morales & Debra Morales here after called (buyers.)

**Commonly known as 2805 Union St.**  
**In lake Station, In. 46405**

**Legal**  
**Carlson's first additions, lot 29, Block 13**

Purchase Price \$57,500.00, Down payment of \$5000.00 leaving an unpaid balance of \$52,500.00. Interest at the rate of 6% Paid in arrears. Payment due on 1<sup>st</sup> of the Month in the amount of \$512.32 & 1

**Taxes:** Buyers agree to assume & pay the taxes on the Real Estate beginning with the second installment. Due November 11<sup>th</sup> of 2014. Buyers to provide to seller evidence of tax payments.

**Insurance:** Buyers agrees to purchase standard liability Insurance Policy plus a Standard Home Owners Policy naming Seller Robert Zdonek as his respective interest may appear.

**Evidence Of Title:** Seller covenants & agree that title to the Real Estate is in Fee Simple & that all sums due under this Contract are paid, Seller will Convey Title to Buyer by Warranty deed

**Document is NOT OFFICIAL!**

**Additional Covenants**

1. Real Estate is being purchased as is condition and there are no warranties extended.
2. There are no representations being made by Seller with regard to condition of Real Estate:
- 3 Buyers have been given lead based paint disclosure, and full property disclosures.

*Robert Zdonek*  
Seller Robert Zdonek  
Revocable Living Trust

*Ernest Morales*  
Buyer Ernest Morales

*Debra Morales*  
Buyer Debra Morales

"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."  
PREPARED BY: *[Signature]*



**FILED**

**AUG 26 2014**

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25996

la. -  
cash  
pay  
non-com

IN TESTIMONY WHEREOF, Robert Zdonek, Ernest Morales, and Debra Morales, have hereunto set their seals, before me, a Notary Public, Porter County, Indiana.

*[Signature]*  
Diane L. Ramirez, Notary Public

My commission expires: June 18th, 2017

2014 051145

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2014 AUG 26 AM 10:22  
MICHAEL BROWN  
RECORDER