

CONTRACT FOR DEED

THIS CONTRACT FOR DEED (this "Agreement") dated this 8 day of DEC, 2014

BETWEEN:

James D. Rummel of 3034 Crane Place / Hammond, IN 46323
(the "Seller")

OF THE FIRST PART

-AND-

Angelita L. Baker of 1531 N. Indiana St. / Griffith, IN 46319
(the "Purchaser")

OF THE SECOND PART

INCONSIDERATION OF the covenants and agreements contained in this Agreement and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties to this Agreement agree as follows:

Sale of Property

1. On the 8 day of December, 2014, the Seller, for and in consideration of the sum for \$101,000.00 does hereby convey and grant with warranty covenants to the Purchaser, all of the following lands and property, together with all improvements located on the property: (the "Premises").

Street Address:	1531 N. Indiana St., Griffith, IN 46319
Legal Description:	OAK HILLS 4TH ADD TO GRIFFITH L. 70
Assessor's Parcel #	45-07-26-133-003.000-006
Neighborhood Name:	OAK HILLS

2014 083307

Purchase Price

2. The purchase price (the "Purchase Price") of the Premises is \$80,800.00. The Purchaser agrees to pay \$0.00 upon execution of this Agreement and the balance of the Purchase Price being payable in monthly installments. The monthly installment will be equal to the amount due on the Seller's mortgage payment. This amount will include the mortgage loan payment (principle and interest) and an escrow account payment for property insurance and real estate taxes. The payments will be due the payment date specified on the Sellers mortgage for the property. The Seller will make mortgage statements available upon request. The payments will begin in the month of January 2015 and continue until the Seller's mortgage is paid in full.

Seller's Purchase Price:	\$101,000.00
Gift from Amy L. Rummel (parent) to Purchaser (daughter) in the form of a down payment on the Premises:	\$10,100.00
Gift from Seller (parent) to Purchaser (daughter) in the form of a down payment on the Premises:	\$10,100.00
Sellers Mortgage Amount:	\$80,800.00
Buyers Purchase Price:	\$80,800.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 DEC 30 AM 9:46

Interest Charges

3. Interest will be charged in accordance with the Sellers mortgage and all applicable terms and conditions.

Lump Sum Payments

4. Lump sum payments may be made at any time, without penalty, to reduce the principal amount of the Purchase Price outstanding.

Property Taxes and Assessments

5. For the duration of this Agreement, the Purchaser will be responsible for all taxes and assessments levied against the Premises.

FILED

CASH
\$27.00
NON-COM
M-E

Seller Initials: JDR Buyer Initials: AB

29190
DEC 30 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Insurance

6. The Purchaser is not responsible for insuring the Seller's contents and furnishings in or about the Premises against either damage or loss and the Purchaser assumes no liability for any such damage or loss.
7. The Purchaser is hereby advised and understands that the personal property of the Purchaser is not insured by the Seller for either damage or Loss, and the Seller assumes no responsibility for any such damage or Loss. The Purchaser is advised that, if insurance coverage is desired by the Purchaser, the Purchaser should inquire with the Purchaser's insurance agent regarding a personal contents policy of insurance.
8. The Purchaser is hereby advised and understands that the Premises is not insured by the Seller for either damage or loss to the structure, mechanical or improvements to the Premises, and the Seller assumes no responsibility for any such damage or loss. The Purchaser is advised that insurance coverage is required by the Seller, and the Purchaser should inquire with the Purchaser's insurance agent regarding a policy of insurance for the Premises and provide a copy of such policy to the Seller once it is in place. Failure to insure the Premises is a violation of this Agreement and may result in the termination of the Agreement.
9. The Purchaser is responsible for maintaining liability insurance on the Premises for the benefit of both the Purchaser and the Seller, and the Purchaser assumes liability for any damage or loss arising from the liability of either the Purchaser or the Seller.
10. For any required insurance of the Purchaser stipulated in this contract, the proof of insurance will be furnished to the Seller upon the request of the Seller.

Purchaser's Default

11. In the event of the Purchaser's failure to perform any covenant or condition contained in this Agreement, the Seller will give the Purchaser a notice of default. The notice will give the Purchaser 14 days from the date the notice is received to remedy the default. If the Purchaser fails to remedy the default within 14 days, then the entire balance of the Purchase Price, including interest payable, will become due 60 days after the 14 day period to remedy the default expires (the "Notice Period"). Failure to pay the full amount of the Purchase Price owing will result in the termination of this Agreement at the end of the Notice Period.
12. The Purchaser and the Seller agree that in the event that the Purchaser fails to remedy a default and this Agreement is terminated, the Purchaser will vacate the Premises within 30 days of the Agreement terminating. The Purchaser and the Seller further agree that failure of the Purchaser to vacate within that period gives the Seller a right to maintain an action to obtain vacant possession of the Premises.
13. In the event of default and termination of this Agreement by the Purchaser, the Purchaser forfeits any and all payments made under the terms of this Agreement, including but not limited to all payments made towards the Purchase Price, and any and all taxes, assessments, or insurance premiums paid by the Purchaser, as liquidated damages for breach of this Agreement.
14. The Seller reserves the right to recover damages resulting from the willful acts or negligence of the Purchaser.

Seller Initials: SP Buyer Initials: NB

Seller's Right to Reinstate Agreement After Default

15. In the event of the Purchaser's default and the termination of this Agreement, the Seller, at his sole discretion, will have the right to reinstate this Agreement. In exercising his discretion, the Seller may require the Purchaser to:

- (i) pay all amounts due and owing under this Agreement had the Agreement not been terminated;
- (ii) cure any defaults that have occurred; and
- (iii) pay all expenses incurred by the Seller in enforcing their rights under this Agreement.

16. All payments made under the preceding provision must be made in a form acceptable to both parties.

Assignment or Sale of the Premises

17. The Purchaser may not sell, assign, transfer, convey, encumber, or otherwise deal with any interest in the Premises without the written consent of the Seller.

Deed and Evidence of Title

18. Upon payment of the full Purchase Price, including all taxes, assessments, interest, late payment fees and other charges due to the Seller, the Seller agrees to deliver to the Purchaser, within a reasonable amount of time, a Warranty Deed to the Premises in the name of the Purchaser, free and clear of all liens and encumbrances.

Notices

19. All notices required to be sent under this Agreement will be sent by pre-paid registered mail to:

If to the Purchaser:

Angelita Baker of 1531 N. Indiana St. / Griffith, IN 46319

If to the Seller:

James Rummel of 3034 Crane Place / Hammond, IN 43323

Charges for Late Payment

20. In the event the Purchaser pays a monthly installment payment after it becomes due, there will be a late fee of \$50 assessed to the Purchaser. Title transfer for the property from Buyer to Seller will not occur until all late fees have been paid in full.

Conveyance or Mortgage by Seller

- 21. The Seller reserves the right to encumber the Premises with a mortgage. The Seller agrees to meet the obligations due under the mortgage and to provide proof of the same to the Purchaser upon the written demand of the Purchaser.
- 22. The Seller reserves the right to convey their interest in the Premises, subject to this Agreement. Such conveyance will not be cause for termination of this Agreement.

Security

23. This Agreement will act as security for the performance of all of the Purchaser's obligations under this Agreement.

Time of the Essence

24. Time is of the essence for the performance of all of the Purchaser's obligations under this Agreement.

Seller Initials: JB Buyer Initials: AB

Attorney Fees

25. In the event of a default by the Purchaser, the Purchaser will pay all the Seller's reasonable and actual attorney fees associated with enforcing the Seller's rights under this Agreement. The default will not be deemed to be corrected until all attorney fees have been paid.

Entire Agreement

26. This Agreement will constitute the entire agreement between the Purchaser and the Seller. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either party except to the extent that it is incorporated into this Agreement.

Amendments

27. Any amendments or modifications of this Agreement or additional obligations assigned by either party in connection with this Agreement will only be binding if they are evidenced in writing and signed by each party or an authorized representative of each party.

Waivers

28. A waiver of any rights by any party in connection with this Agreement will only be binding if evidenced in writing and signed by each party or an authorized representative of each party.

Severability

29. If there is a conflict between any provision of this Agreement and the applicable legislation of the State of Indiana (the "Act"), the Act will prevail and such provisions of this Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement.

30. In the event that any of the provisions of this Agreement will be held to be invalid or unenforceable in whole or in part, those provisions, to the extent enforceable and all other provisions of this Agreement will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

Interpretation

31. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

Joint and Several Liability

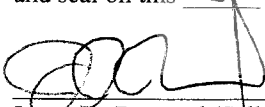
32. All Sellers are jointly and severally liable for the acts, omissions, and liabilities of all other Sellers to this Agreement.


Heirs and Assigns

33. This Agreement will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns, as the case may be, of each party to this Agreement. All covenants are to be construed as conditions of this Agreement.

IN WITNESS WHEREOF the Seller and Purchaser have duly affixed their signatures under hand

and seal on this 8th day of December, 2014.


James D. Rummel (Seller)


Angelita L. Baker (Purchaser)

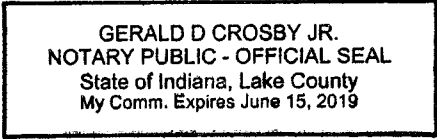
Seller Initials: JR Buyer Initials: AB

SELLER ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public for Lake County, State of Indiana, personally
appeared James Rummel acknowledged the execution of this instrument this 8th day of
December, 2014.

[Signature]
Notary Public



Gerald D. Crosby Jr.
(print name)

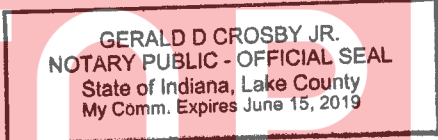
My commission expires 6-15-19

PURCHASER ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF Lake

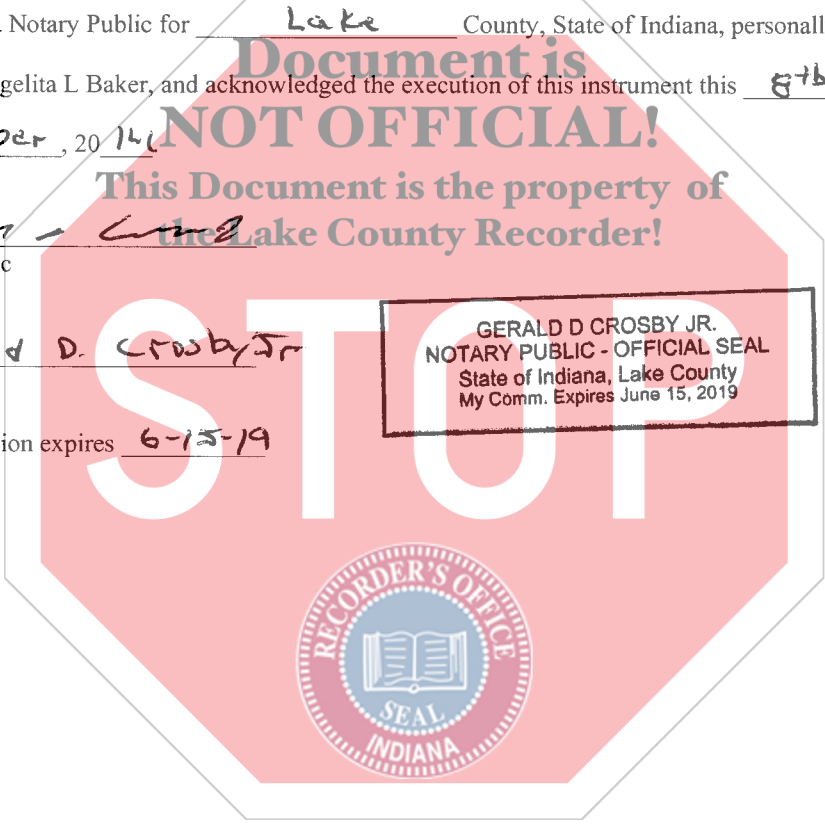
Before me, a Notary Public for Lake County, State of Indiana, personally
appeared Angelita L Baker, and acknowledged the execution of this instrument this 8th day of
December, 2014.

[Signature]
Notary Public



Gerald D. Crosby Jr.
(print name)

My commission expires 6-15-19



Seller Initials: JR Buyer Initials: AB

DISCLOSURE REQUIREMENTS

Seller is recommended to provide the Purchaser with an Amortization Schedule detailing the payments to be made for the duration of this Agreement.

As the house being sold was built prior to 1978, the Seller is required to deliver a lead paint disclosure to the Purchaser. This form is found at:

<http://www.hud.gov/offices/lead/enforcement/disclosure.cfm>

PRIOR TO EXECUTING THIS AGREEMENT the seller needs to print and complete the "Residential Real Estate Disclosure" form found at:

<http://www.in.gov/icpr/webfile/formsdiv/46234.pdf>



Seller Initials: SL Buyer Initials: AB