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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 027265

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MICHAEL B. BROOKS
RECORDER

CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

THIS CONTRACT made and entered into by and between **O' Properties, LLC**, (hereinafter referred to as "Seller") and **Hernan Gallegos** (hereinafter referred to as "Buyers")

WITNESSETH:

Seller hereby agrees to and does sell to Buyer, and Buyer hereby agrees to and does purchase from Seller, the following described real estate (including and improvement or improvements now and hereafter located on it) in Lake County, Indiana, (such real estate, including improvements, being hereinafter called the "Real Estate"):

Legal Description: 3838 176th St, Hammond IN 46323
Treasurer's Key No. 45-07-15-279-003-000-023
Lot 18 in Block 2 in A.A. Lewis and Co's Orchard Addition to Hammond, as per plat thereof, recorded in Plat book 23, page 59, in the Office of the Recorder of Lake County, Indiana.

Upon the following covenants, terms and conditions

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

1. The Purchase Price. As the purchase price for the Real Estate, Buyer agrees to pay to the Seller and Seller agrees to accept from Buyer the sum Thirty Three Thousand Five Hundred Dollars (\$33,500.00).
2. The Manner of Payment. The purchase price shall be paid in the following manner:
 - (a) The sum of Ten Thousand Dollars (\$10,000.00) was paid by Buyer to Seller at the time of the execution and delivery of this Contract, and the receipt of such sum is hereby acknowledged by Seller.
 - (b) The sum of \$1,500 Dollars (\$1,500.00) shall be paid for the 1st and 2nd payment. 1st payment starts on October 1st, 2014, 2nd payment on November 1st 2014. Each Payment thereafter shall be \$1,000 a month on the 1st of every month Beginning on December 1st 2014 thereafter until the total amount of \$33,500.00 is paid in full. According to this payment schedule the final payment shall be made no later than September 1st 2016.
 - (c) The unpaid balance of the purchase price shall bear interest at the rate of 0% per annum, such interest to be computed monthly on the first day of each month, upon the principal sum unpaid at the beginning of such period. The amount of interest so found due shall be deducted from the amount of aggregate payments made during the succeeding period and the balance of the aggregate of such payments shall be credited against the principal.
 - (d) All payments due hereunder shall be made to O' Properties, LLC or at such other place as Seller shall designate in writing.
 - (e) Buyer shall have a grace period of fifteen (5) days from the date of any installment required under this Contract within which to pay such installment. If such installment is not actually received by Seller within the grace period, then a late charge in a sum of \$50.00 will be charged and it shall be a charge of \$50.00 for every week thereafter until the payment and all late charges are paid in full.
 - (f) Each installment received by Seller shall be applied; first to accrued late charges, then to interest accrued to the due date of such installment, and then to the reduction of the Unpaid Purchase Price.

II PREPAYMENT OF THE PURCHASE PRICE

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AMOUNT \$ 21-
 CASH CHARGE _____
 CHECK# _____
 OVERAGE _____
 COPY _____
 NON-CONF _____
 DEPUTY

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

Buyer shall have the privilege of paying without penalty, at my time, any sum or sums in addition to the payments herein required. It is agreed that no such prepayments, except payment in full, shall stop the accrual of interest on the amount so paid until the next succeeding computation of interest after such payment is made. Interest shall not accrue after the date on which Buyer makes any payment that constitutes full payment of the purchase price.

III TAXES, ASSESSMENTS AND INSURANCE

1. Taxes. Buyer agrees to assume and pay the taxes on the Real Estate beginning with the installment payable **November 2013** as pro-rated and all installments of taxes due and payable thereafter. Current taxes shall be prorated to the date of this agreement when the same become payable.
2. Assessments. Buyer agrees to pay any assessments or charges upon or applying to the Real Estate for public or municipal improvements or services which, after the date of this Agreement, are constructed or installed on or about the Real Estate or otherwise serve the Real Estate.
3. Penalties. Buyer agrees to pay any penalties, whether in the form of interest or otherwise, in connection with the late or untimely payment of such taxes, assessments or charges.
4. Insurance. At all times during the period of this Contract, Buyer shall (a) keep the improvements located upon the Real Estate insured under fire and extended coverage policies in an amount not less than the Unpaid Purchase Price. And (b) obtain standard liability insurance with coverage in amounts not less than Two Hundred Fifty Thousand Dollars (\$250,000.00) per person and One Million Dollars (\$1,000,000.000) per occurrence, and (c) pay premiums on such insurance policies as they become due. Such policies of insurance shall be carried with a company or companies approved by Seller. Such policies of insurance shall also be issued in the name of the Seller and Buyer, as their respective interest may appear, and shall provide that the insurer may not cancel or materially change coverage without at least ten (10) days prior written notice to Seller. Buyer shall provide Seller with such proof of insurance coverage as Seller from time to time shall reasonably request. Except as otherwise agreed in writing, any insurance proceeds received as payment for any loss of or damage of the Real Estate covered by such insurance, shall be applied to restoration and repair of the loss or damage in such fashion as Seller reasonably may require, unless such restoration and repair is not economically feasible, or there exists an un cured Event of Default by Buyer under this Contract on the date of receipt of such proceeds. In either of such events the proceeds may be applied, at Seller's option, toward prepayment of the Unpaid Purchase Price, with any excess to be paid to Buyer. **Buyer shall place O' Properties, LLC as Loss Payee & Additional insured on Home Owner's Policy.**
5. Seller's Right to Perform Buyer's Covenants. If Buyer fails to perform any act or to make any payment required of him by this Article III, Seller shall have the right at any time, without notice, to perform any such act or to make any such payment, and in exercising such right, to incur necessary and incidental cost and expenses, including attorney fees. Nothing in this provision shall imply any obligation on the part of Seller to perform any act or to make any payment required of Buyer. The exercise of the right by Seller shall not constitute a release of any obligation of Buyer under this Article III or a waiver of any remedy given Seller under this Contract, nor shall such exercise constitute an estoppel to the exercise by Seller of any right or remedy of his for a subsequent failure by Buyer to perform any act or make any payment required by him under this Article III. Payment made by Seller and all costs and expenses incurred by him in connection with the exercise of such right shall, at the option of Seller, either (a) be payable to the Seller by Buyer within 30 days after demand, or (b) be added to principal. In any event such payments and such costs and expenses shall bear interest from the respective dates of making payment or incurring costs and expenses.

IV POSSESSION

Seller shall deliver to Buyer full and complete possession of the Real Estate on or before closing date of this agreement.

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V EVIDENCE OF TITLE

A. If Buyer is not in default under this contract, Seller will furnish Buyer an Owner's Title Insurance Policy disclosing marketable title to the Real Estate to date which is the earlier of (a) a date (after the date of this contract) specified by Buyer in a notice to Seller or (b) a date 60 days prior to the date this final installment under this contract is due. A title insurance policy furnished under this contract shall be in the amount of the purchase price and shall be issued by an insurer satisfactory to Buyer. Any further title evidence shall be at the expense of the Buyer, provided however, that the cost of additional title evidence necessitated by the act or omission of Seller or by a judicial proceeding affecting the real estate shall be borne by Seller. Seller covenants and agrees that upon the payment of all sums due under this contract and the prompt and full performance by Buyer of all his covenants and agreements herein made, Seller will convey or cause to be conveyed to Buyer, by Warranty Deed, the above described Real estate subject to restriction and easements of record as of a date on or before the date of this Contract and all taxes and assessments which are the Buyer's obligation.

VI ASSIGNMENT OF CONTRACT

Buyer may not sell or assign this contract or Seller's interest in Buyer's interest in the Real Estate, without the written consent of the Seller and that no assignment shall operate to relieve either party from liability hereon.

VII USE OF THE REAL ESTATE BY BUYER, SELLERS RIGHT TO INSPECTION AND BUYER'S RESPONSIBILITY FOR INJURIES

1. Use. The real estate may/may not be rented, leased or occupied by persons other than Buyer. Buyer may make alterations, changes additional improvements only within the written consent of Seller having first been obtained. Buyer shall use the Real Estate carefully, and shall keep the same in good repair at his expense. No clause in this contract shall be interpreted so as to create or allow any mechanics, labor material men, or other creditors of Buyer interest herein. Buyer shall not commit waste on the Real Estate. In his occupancy of the Real Estate, Buyer shall comply with all applicable laws, ordinances, and regulations of the United States of America, of the State of Indiana, and the City and County where the Real Estate is situated. In the event of the Buyer's breach of this covenant and a re-entry by Seller, Buyer shall deliver the Real Estate to Seller in as good condition as they are now, ordinary wear and tear, acts of God and public authorities excepted.
2. Sellers Right of Inspection. Seller shall have the right to enter and inspect Real Estate at any time reasonable.
3. Buyer's responsibility for accidents. As part of the consideration hereof, Buyer assumes all risk and responsibility for accident or damage to person or property arising from the use of or in or about the Real Estate.

VIII BUYER'S DEFAULT AND SELLERS REMEDIES

1. Time is of the essence of this contract.
2. Buyer's Default. Upon the occurrence of any Event of Default, as hereinafter defined Seller shall have the right to pursue immediately any remedy available under this Contract as may be necessary or appropriate to protect Seller's interest under this Contract and in the Real Estate.

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3. Event of Default. The following shall each constitute an Event of Default for the purposes of this Contract.
- (a) Failure by Buyer for a period of thirty (30) days to pay any payment required to be made by Buyer to Seller under this Contract when and as it becomes due and payable.
 - (b) Lease or encumbrances of the Real Estate or any part thereof of Buyer other than expressly permitted by this Contract.
 - (c) Causing or permitting the Buyer of the making of any levy, seizure or attachment of the Real Estate or any part thereof.
 - (d) Occurrence of an uninsured loss with respect to the Real Estate or any part thereof.
 - (e) Institution of insolvency proceedings against Buyer, or the adjustment, liquidation, extension or composition or arrangement of debts of Buyer or for any other relief under any insolvency law relating to the relief of debtors or, Buyer's assignments for the benefit of creditors or admission in writing of his inability to pay his debts as they become due; or, administration by a receiver or similar officer of the Real Estate.
 - (f) Desertion or abandonment of Buyer of any portion of the Real Estate.
 - (g) Actual or threatened alterations, demolition, waste or removal of any improvement now or hereafter located on the Real Estate, except as permitted by this Contract.
 - (h) Failure by Buyer, for a period of thirty (30) days after written notice is given to Buyer, to perform or observe any other covenant or term of this Contract.
4. Seller's Remedies. Upon the occurrence of an Event of Default, Seller shall elect his remedy under Subsection 4(a), unless Subsection 4(b) is applicable.
- (a) Seller may declare this Contract forfeited and terminated, and upon such declaration, all right title and interest of Buyer in and to the Real Estate shall immediately cease and shall be entitled to re-enter and take immediate possession of the Real Estate and to eject Buyer and all persons claiming under him, as well as to remove and dispose of any household items found in the premises without claim for damages from the Buyer. Further, Seller shall have the right to institute legal action to have this Contract forfeited and terminated and to recover from Buyer all or any of the following.
 - (i) Possession of the Real Estate.
 - (ii) Any payment due and unpaid at the time of filing of the action and becoming due and unpaid from that time until possession of the Real Estate is recovered;
 - (iii) Due and unpaid real estate taxes, assessments, charges and penalties which Buyer is obligated to pay under this Contract.
 - (iv) Premiums due and unpaid for insurance which Buyer is obligated to provide under this Contract.
 - (v) The reasonable cost of repair of any physical damage or waste to the Real Estate other than damages caused by ordinary wear and tear and acts of God or public authorities; and any other amounts which Buyer is obligated to pay under this Contract.
 - (b) Seller may declare all of the sums secured by this contract to be immediately due and payable, and Seller may institute legal action to recover same. When all of such sums are paid to Seller, Seller shall convey or cause to be conveyed to Buyer, by Warranty Deed, the Real Estate subject to restriction and easement of record as the date of this Contract and all taxes and assessments which are buyer's obligation.
 - (c) In the event Buyer has substantial equity in the Real Estate when an Event of Default occurs, then this Contract shall be considered the same as a promissory note secured by a real estate mortgage, and Seller remedy shall be that of foreclosure in the same manner that real estate mortgages are foreclosed under Indiana Law and Seller may not avail himself of the remedies set forth in Subsection 4(a) or 4(b). If this Subsection is applicable then Seller may declare all of the sums secured by this contract to be immediately due and payable, and Seller may immediately institute legal action to foreclose this Contract and Buyer's interest in the Real Estate. The parties agree that after Buyer has paid 70% of the purchase price (which price means the original purchase price set forth in Article I), the Buyer shall have substantial equity in the Real Estate.
5. Sums payable. All sums payable under this Contract are payable with accrued interest and without relief from valuation or appraisal laws. In addition to any other sums

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payable by Buyer under this Contract, buyer shall pay any reasonable expense, including attorney fee's, incurred by seller in connection with the exercise of any right or remedy under this contract whether said notice is sent by the Seller herein or his attorney.

6. Seller's Additional Remedies. In addition to the remedies set forth above, upon the occurrence of an Event of Default, Seller shall be entitled to:

- (a) Retain (without prejudice to his right to recover any other sums from Buyer, or to have any other remedy under this Contract), as an agreed payment for Buyer's use of the Real Estate prior to the Event of Default, all payment made by Buyer to Seller and all sums received by Seller as proceeds of insurance or as other benefits or considerations pursuant to this Contract.
- (b) Request that a receiver be appointed over the Real Estate in accordance with Indiana law providing for real estate mortgage foreclosures.
- (c) Enforce any right without relief from valuation or appraisement laws.

7. Buyer will be charged a \$50 late fee penalty if 7 day's late - buyer will be charged a \$50 a week late fee until payment and late fee's are paid in FULL.

8. If buyer is more than 30 days late on any payment Seller has the Right to Evict Buyer immediately. Seller will then proceed to put property up for sale. If Seller receives a sale price of \$93,500 or more, the net amount is \$10,000. Buyer's initial deposit will be returned LESS cost / expenses to sell the home.

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IX GENERAL AGREEMENTS OF PARTIES

1. All covenants hereof shall extend to and be obligatory on the heirs, personal representatives, successors and assigns of the parties.

2. When applicable, the singular shall apply to the plural and the masculine to the feminine of the neuter.

3. Any notice to be given hereunder shall be deemed sufficiently given when placed in an envelope directed to the person to be notified as his last known address and deposited in United States Post Office mail box and sent certified mail return receipt requested. All time periods as required under this Contract shall begin from date of posting of said notice.

4. Each party is entitled to recover his reasonable attorney fees, costs and expenses incurred by reason of enforcing his rights, hereunder, including the expenses of preparing any notice of delinquency whether or not any legal action is instituted.

5. The failure or omission of either party to enforce any of his right or remedies under any breach of any of the covenants, terms or conditions of this Contract shall not bar or abrade any of his rights or remedies upon any subsequent default.

X ADDITIONAL COVENANTS

1. All fixtures and articles of personal property attached or appurtenant to or used in connection with said premises are represented to be owned by Seller, free from all liens and encumbrances except as herein stated and are included in this sale; without limiting the generality of the foregoing, such fixtures and articles of personal property include all improvements permanently installed and affixed, such as, but not limited to, electrical and/or gas fixtures, heating equipment, hot water heaters, incinerators, window shades,

Curtain rods, drapery poles and fixtures, television antennae, lighting fixtures, and their shades, vertical blinds, window screens, screen doors, storm windows, storm doors, linoleum, laundry tubs, well pump, sump pump, pressure tank, water softener (if not rented) awnings, shrubbery,

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plants, trees, sewer system, drain pipes and all articles which are so attached or built-in, the removal of which would leave the premises in an incomplete or unfinished condition as to exterior or interior decorations or external appearance, and shall be delivered in its present condition, free from all liens or encumbrances.

2. Purchaser accepts the property in "AS IS" condition.

IN WITNESS WHEREOF, the Seller and Buyer have executed this instrument in the duplicated on this 27th day of Aug 2012

"O' Properties, LLC" By: _____ (SELLER)

"Hernan Gallegos" By: _____ (BUYER)

STATE OF INDIANA)

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on this 27th day of August 2012 and each acknowledged the execution of the above and foregoing Contract for Conditional Sale of Real Estate to be his and her voluntary act and deed.

Witness my hand and Notarial Seal,

Notary Public

My Commission Expires:

A resident of

STATE OF INDIANA)

COUNTY OF LAKE)

Stacey Williams
9/2/2017



STACEY WILLIAMS, Notary Public
Lake County, State of Indiana
My Commission Expires 9-2-2017

