

MEMORANDUM OF TITLE

LEASE PURCHASE OPTION / CONTRACT FOR DEED

This is a Memorandum of that unrecorded Lease Purchase/ Contract for Deed of Property ("Contract"), dated May 4th 2015, for the sale amount of \$88,200 / \$520.00 mo between Steven Theus, a married man, (hereinafter referred to as "Seller / Mortgagee/ Lessee"), and Alex Theus and Nicole Theus-Huband and Wife, (herein after referred to as "Buyer /Mortgagor/ Lessor") concerning the real property ("Property") commonly known as 6913 W 128th Lane, Cedar Lake, IN 46303 and described legally as:

LEGAL: LOT 14, 15, 16 AND 17 BLOCK 13 IN HIGH-GROVE SECOND, A SAMUEL C. BARLETT SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16 PAGE 28 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
KEY# 45-15-23-268-004.000-043

GRANTEE'S ADDRESS: 1507 Douglas, Crete, IL 60417
MAIL TAX BILLS TO: 1507 Douglas, Crete, IL 60417

For good and valuable consideration, Seller has agreed to sell and Buyer has agreed to buy the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference. Except as provided in the Contract from the date hereof, Seller shall not have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum
May 4th 2015

SELLER:

Steven Theus
Steven Theus

PURCHASER:

Alex Theus
Alex Theus

PURCHASER:

Nicole Theus
Nicole Theus

Witness:

The foregoing instrument was acknowledged before me this 4th day Of May 2015 by Alex Theus and Nicole Theus-Huband and Wife as Purchaser and Steven Theus, a married man as Seller.

Monica Eriks

MONICA T. ERIKS - Witness

MONICA T ERIKS
NOTARY PUBLIC
SEAL

RESIDENT OF LAKE COUNTY INDIANA
MY COMMISSION EXPIRES 4/1/2018

This Contract was prepared by Steven Theus

I affirm under the penalties for perjury, that I haven taken reasonable care to redact each social security number in this document, unless required by law. SA

NON-COM
\$12.00
M.E
L-T



2015 03280
FILED
MAY 29 2015
LAKE COUNTY AUDITOR
20732