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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 075057

2016 NOV -7 AM 11:31

MICHAEL B. BROWN
RECORDER

MEMORANDUM OF CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

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This Memorandum of Contract for Conditional Sale of Real Estate is made as of October 6, 2016, by **PYRAMID DEVELOPMENT, INC.**, an Indiana corporation ("Purchaser"), and **BENCHMARK ENTERPRISES, INC.**, an Indiana corporation ("Seller"). Seller hereby agrees to sell, and Purchaser hereby agrees to purchase, the real property commonly known as 2500 165th Street, Hammond, Lake County, Indiana, tax identification number 45-07-09-103-001.000-023, with approximate lot dimensions of 480.34 feet by 223 feet, legally described as follows:

Chicago Title Insurance Company

The South 223 feet of the North 263 feet by parallel lines along the center line of Osborn Avenue of the following: A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian, City of Hammond, North Township, Lake County, Indiana; said parcel being that portion of said Northwest Quarter of the Northwest Quarter which lies East of a line parallel to and 664 feet Easterly of the West line of said Section 9, Northerly and Westerly of the parcel owned by The Indiana Harbor Railroad and described in Deed Record 98, pages 388-389, Recorder's Office, Lake County, Indiana, and Westerly of a straight line that is 82.20 feet Westerly of the West line of the 100-foot wide railroad right of way known as the Danville Branch of the New York Central Railroad at the North line of said Section 9 and 76.20 feet Westerly of said West line of the 100-foot wide railroad right of way at a point 634.90 feet Southerly of the North line, more particularly described as beginning at a point on the North line of said Section 9, 664.00 feet Easterly of the Northwest corner of said Section 9; thence continuing Easterly on said North line, 480.34 feet, more or less, to a point that is 82.20 feet West of the West right of way line of the 100-foot wide Danville Branch; thence Southerly along a straight line, 634.90 feet to a point on a curved line that is 76.20 feet Westerly of said West line of the 100-foot wide railroad right of way; thence Southerly and Westerly along said curve of 523.69 foot radius, convex to the Southeast, 579.47 feet to a line that is 664 feet Easterly of and parallel to the West line of said Section 9; thence Northerly on said 664-foot parallel line, 886.48 feet to the North line of said Section 9 and the point of beginning

(the "Property").

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\$1700
JAS

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CK 18 20 501267


This Memorandum of Contract for Conditional Sale of Real Estate is subject to the terms and conditions provided in that certain unrecorded Contract for Conditional Sale of Real Estate between the parties hereto dated as of the date hereof.

* * * * *

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Contract for Conditional Sale of Real Estate as of the date first written above.

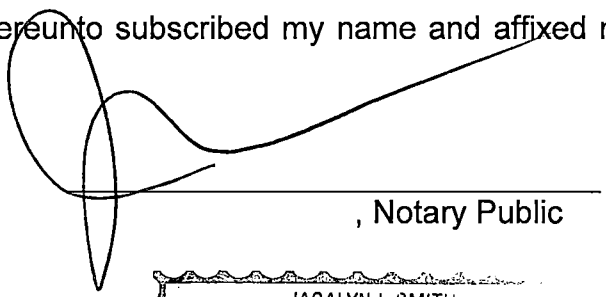
Seller: **BENCHMARK ENTERPRISES, INC.**

By: 
Mirko Marich, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE ME, the undersigned, a Notary Public, on November 2, 2016, personally appeared Mirko Marich, personally known to me to be the same person whose name is subscribed to the foregoing document as President of Benchmark Enterprises, Inc., and being first duly sworn by me upon oath, acknowledged that such person has read and understands the foregoing and that such person has affixed such person's name to and delivered said document as such person's own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

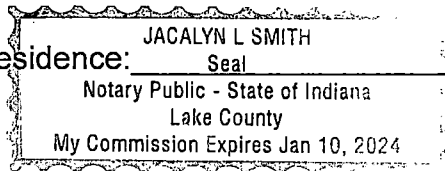
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



, Notary Public

Commission Expires: _____

County of Residence: _____



Purchaser:

PYRAMID DEVELOPMENT, INC.

By: Gregory J. Kaplan *PRESIDENT*
Gregory J. Kaplan, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

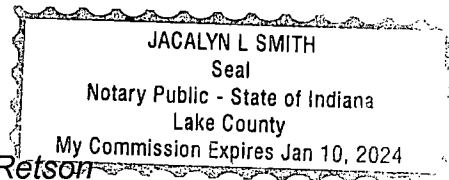
BEFORE ME, the undersigned, a Notary Public, on November 2, 2016, personally appeared Gregory J. Kaplan, personally known to me to be the same person whose name is subscribed to the foregoing document as President of Pyramid Development, Inc., and being first duly sworn by me upon oath, acknowledged that such person has read and understands the foregoing and that such person has affixed such person's name to and delivered said document as such person's own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Jacalyn L. Smith
Notary Public

Commission Expires: _____

County of Residence: _____



This instrument was prepared by:

Demetri J. Retson
Krieg DeVault LLP
8001 Broadway, Suite 400
Merrillville, Indiana 46410-5552
219-227-6089

The foregoing preparer states as follows:

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.

Demetri J Retson