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LAND SALE CONTRACT

2017 049351

The first party (henceforth known as "Buyer") agrees to purchase from the second party (henceforth known as "Seller") the land (henceforth known as "Land") located at the following address: **3204 Michigan St.**, in the city of **Hobart**, county of **Lake**, and State of **Indiana**. Further legal description of the Land is as follows:

6th Add New Chicago Block 5 Lots 1 to 4

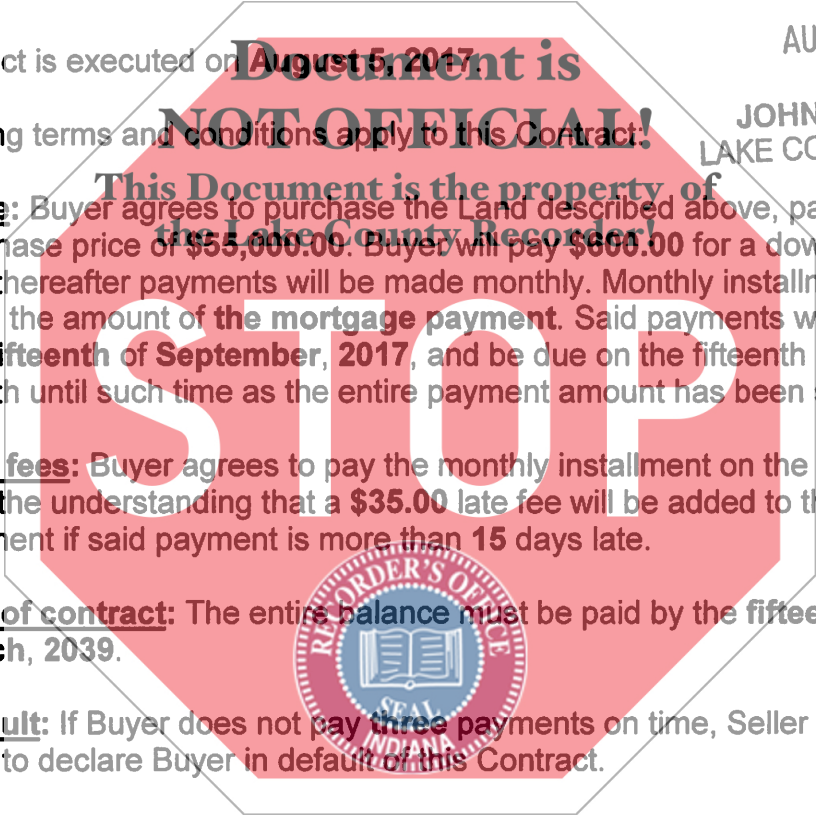
FILED

This Contract is executed on **August 5, 2017**

AUG 8 2017

The following terms and conditions apply to this Contract:

MECHANICAL RECORDS
LAKE COUNTY AUDITOR
2017 AUG 8 PM 12:35
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



- Price:** Buyer agrees to purchase the Land described above, paying a total purchase price of **\$55,000.00**. Buyer will pay **\$600.00** for a down payment, and thereafter payments will be made monthly. Monthly installments will be in the amount of the mortgage payment. Said payments will start on the **fifteenth of September, 2017**, and be due on the fifteenth of every month until such time as the entire payment amount has been satisfied.
- Late fees:** Buyer agrees to pay the monthly installment on the due date, with the understanding that a **\$35.00** late fee will be added to the monthly payment if said payment is more than **15** days late.
- End of contract:** The entire balance must be paid by the **fifteenth of March, 2039**.
- Default:** If Buyer does not pay three payments on time, Seller has the right to declare Buyer in default of this Contract.
- Title:** Upon final payment, when entire purchase price has been paid in full, Buyer agrees to provide Seller with the title(s) and/or deed(s) to the Land. Seller further agrees to relinquish any and all claims to the Land. Buyer agrees to remove Seller from any liability with regard to issues that arise *after* the date of the title transfer. Buyer agrees to take complete responsibility, financial and otherwise, for the Land upon title transfer.
- Insurance:** Seller agrees to maintain a hazard insurance policy on the Land of no less than **\$85,000.00** until the completion of the payment plan, at which point any insurance becomes the responsibility of Buyer.

041150

Prepared by: Mary Ellen Beecher

\$25.00

CASH

JTB

7. **Taxes:** All taxes on the Land shall be the responsibility of Buyer as of the date of this Contract.

This Contract is executed on the **5th of August, 2017.**

We, the undersigned, agree to this Contract and all its terms.

Seller Robert J & Mary Ellen Beecher Trust R/L
Date

Robert J Beecher
Seller Signature **NOT OFFICIAL!** *Mary Ellen Beecher*
Date 8-5-17

Robert L. Beecher
Buyer Robert L. Beecher
Date 8/5/17

Buyer Signature
Date

Brianna J. Walker
Witness (Print Name) 8-5-17
Date

Brianna J. Walker
Witness (Signature) 8-5-17
Date

Thomas Murray 8/5/17

