

MAIL TAX BILLS TO: PARIS INC., 7437 PARRISH, HAMMOND, IN 46323
PROPERTY ID#45-07-10-252-009.000-023

INSTALLMENT LAND CONTRACT

THIS AGREEMENT, made and entered into by and between PARIS, INC., hereinafter referred to as "Seller", and ERIC D. BOESCH, hereinafter referred to as "Buyer".

WITNESSETH:

That the parties agree as follows:

Seller hereby sells to Buyer, and Buyer hereby purchases from Seller, following described real estate located in Lake County, Indiana, hereinafter referred to as the "Real Estate":

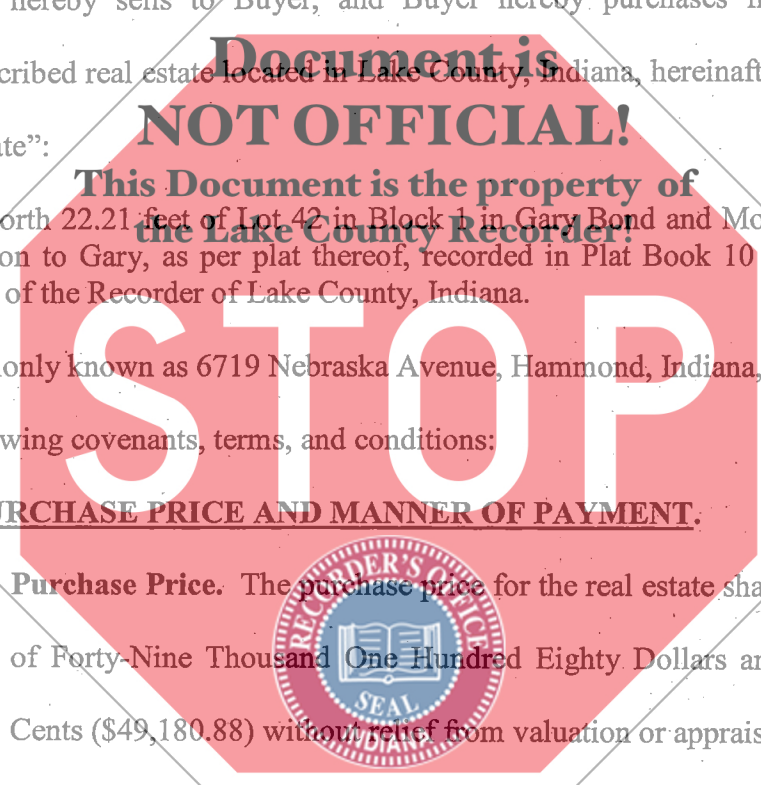
The North 22.21 feet of Lot 42 in Block 1 in Gary Bond and Mortgage Co.'s 6th Addition to Gary, as per plat thereof, recorded in Plat Book 10 page 33, in Office of the Recorder of Lake County, Indiana.

Commonly known as 6719 Nebraska Avenue, Hammond, Indiana, 46325 upon the following covenants, terms, and conditions:

I. PURCHASE PRICE AND MANNER OF PAYMENT.

A. **Purchase Price.** The purchase price for the real estate shall be in the sum of Forty-Nine Thousand One Hundred Eighty Dollars and Eighty-Eight Cents (\$49,180.88) without relief from valuation or appraisal laws and with attorney's fees if collection of the balance due hereunder is referred to an attorney after default.

B. **Manner of Payment.** The purchase price shall be paid in the following manner:



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2017-05-29-08

MICHAEL B. BROWN
RECORDER

2017 SEP -6 AM 9:03

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

FILED

SEP 5 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

041621

\$ 25.00

12234

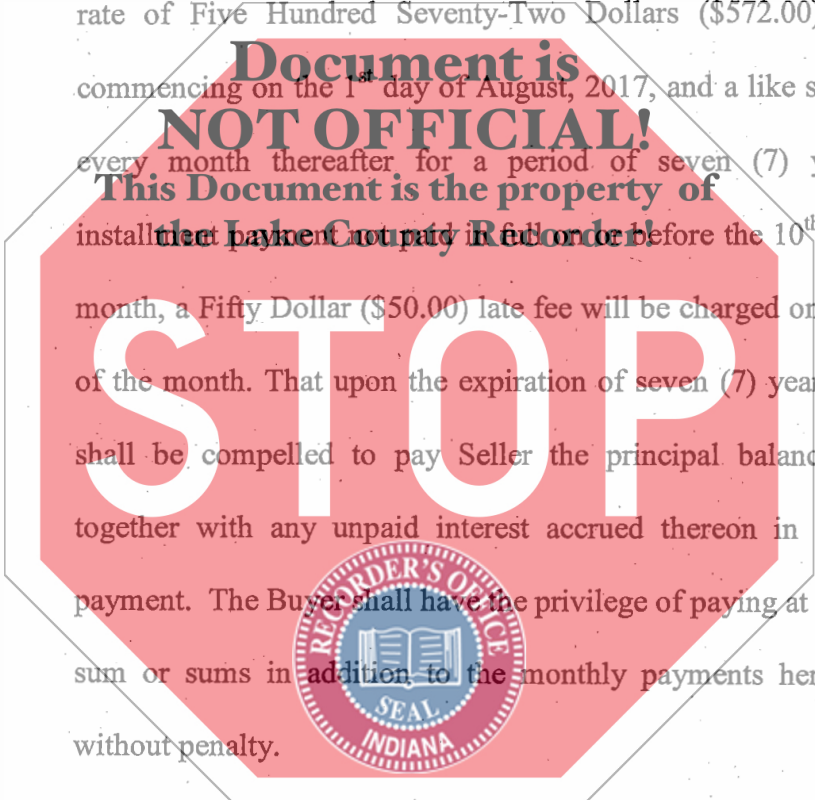
AB

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1. The parties hereby acknowledge that the sum of Ten Thousand Dollars (\$10,000.00) has been tendered by the Buyer to the Seller as an earnest money.
2. The sum of Thirty-Nine Thousand One Hundred Eighty Dollars and Eighty-Eight Cents (\$39,180.88), together with interest at the rate of 6% per annum computed upon the unpaid balance shall be paid at the rate of Five Hundred Seventy-Two Dollars (\$572.00) per month

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commencing on the 1st day of August, 2017, and a like sum each and every month thereafter for a period of seven (7) years. Any installment payment not paid in full on or before the 10th day of each month, a Fifty Dollar (\$50.00) late fee will be charged on the 11th day of the month. That upon the expiration of seven (7) years, the Buyer shall be compelled to pay Seller the principal balance remaining together with any unpaid interest accrued thereon in a lump sum payment. The Buyer shall have the privilege of paying at any time any sum or sums in addition to the monthly payments herein required without penalty.



3. Upon the expiration of two (2) years, the Buyer shall have the option of early payoff. There shall be no penalty for early payoff after said two (2) year period.
- C. All payments due hereunder shall be made to Seller at 7437 Parrish, Hammond, Indiana, 46323, such other person at such other place as Seller may designate in writing.

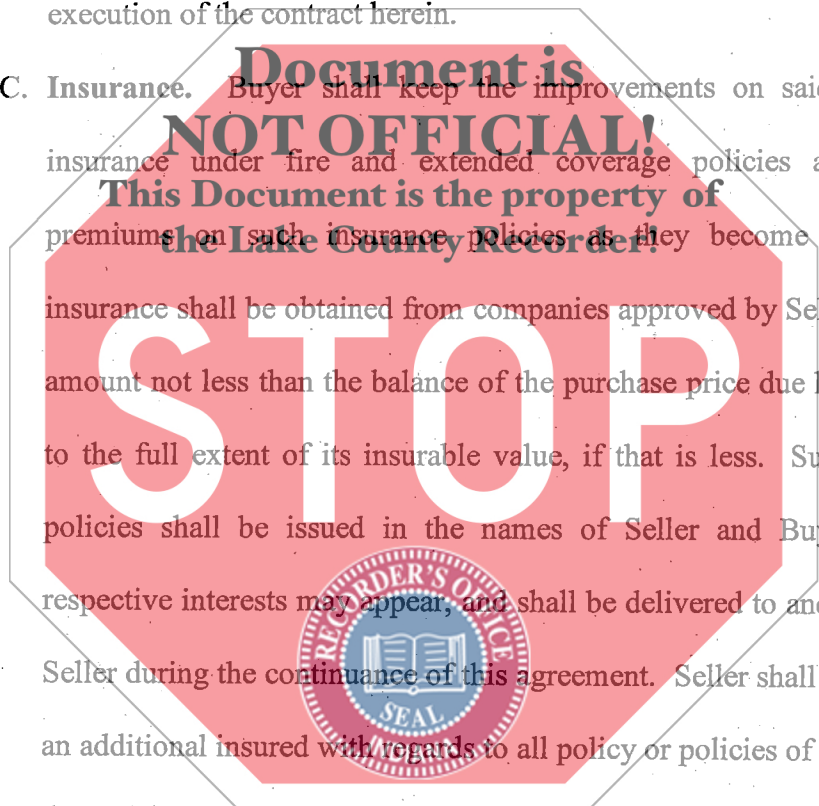
II. TAXES AND INSURANCE.

A. **Taxes.** Buyer shall pay all real estate taxes due from the date of this contract, and all installments for all tax years during the remainder of the term of this contract.

B. **Assessments.** Buyer shall pay all assessments for municipal or other public improvements becoming a lien after the date of closing and the execution of the contract herein.

C. **Insurance.** Buyer shall keep the improvements on said real estate insurance under fire and extended coverage policies and pay the premiums on such insurance policies as they become due. Such insurance shall be obtained from companies approved by Seller and in an amount not less than the balance of the purchase price due hereunder, or to the full extent of its insurable value, if that is less. Such policy or policies shall be issued in the names of Seller and Buyer, as their respective interests may appear, and shall be delivered to and retained by Seller during the continuance of this agreement. Seller shall be named as an additional insured with regards to all policy or policies of insurance on the real estate. The insuring company or companies shall be given notice by the Buyer that in the event of cancellation for whatever reason, the Seller shall be given notice as well as the Buyer.

D. **Payment by Seller.** Upon failure of Buyer to pay taxes, assessments, or to provide insurance as hereby required, Seller without further notice, may pay such taxes or assessments or provide such insurance and add the



cost thereof to the next regular monthly installment due hereunder. However, said act or acts by the Seller shall be within the sole discretion of the Seller in that the Seller has no contractual obligation to undertake the same.

III. POSSESSION.

Buyer shall have full and complete possession of the real estate at the time of the closing of this transaction. Buyer's right of possession shall continue so long as Buyer complies with all the terms and conditions of this agreement and performs all the covenants made in this agreement.

IV. EVIDENCE OF TITLE. County Recorder!

Seller shall be required to furnish Buyer with satisfactory evidence of title to the real estate in the amount of the purchase price upon payment in full of the contract. Upon the discovery of any defects or clouds upon the Seller's title, the Seller shall have a reasonable time in which to cure the same. At the time of the payment in full of the contract purchase price, Buyer shall be obligated for the payment of the title work and any later date policy.

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 covenants and agreements herein made, Seller will convey or cause to be conveyed to Buyer, by general warranty deed, the above described real estate, subject to restrictions and easements of record as of the date of this contract and all taxes and assessments which are Buyer's obligation.

V. MECHANIC'S LIENS.

Buyer shall not permit any Statement of Intention to hold a Mechanic's Lien to be filed against the real estate or any part thereof nor against any interest or estate therein by reason of labor, services, or materials claim to have been performed or furnished to or for Buyer. If such Statement of Intention to hold a Mechanic's Lien shall be filed, Seller may, at his option, compel the prosecution of any action for the foreclosure of such Mechanic's Lien by the Lienor. If any such Statement of Intention to hold a Mechanic's Lien shall be filed and an action commenced to foreclose the lien, Buyer, upon demand by Seller, shall cause the lien to be released by the filing of a written undertaking with a surety approved by the court and obtaining an order from the court releasing the property from such lien. Nothing in this instrument shall be deemed or construed to constitute consent to or request to any party for the performance of any labor or services or the furnishing of any materials for the improvement, alteration, or repairing of the real estate; nor as giving Buyer the right or authority to contract for, authorize, or permit the performance of any labor or services or the furnishing of any material that would permit the attaching of a valid Mechanic's Lien.

VI. INDEMNIFICATION AND RELEASE.

Regardless of whether or not separate, several, joint, or concurrent liability may be imposed upon Seller, Buyer shall indemnify and hold harmless Seller from and against all damages, claims, and liability arising from or connected with Buyer's control or use of the real estate, including, without limitation, any damage or injury to person or property. This indemnification shall not include

any matter for which the Seller is effectively protected against by insurance. If Seller shall, without fault, become a party to litigation commenced by or against Buyer, then Buyer shall indemnify and hold harmless the Seller. The indemnification provided by this section shall include Seller's legal costs and fees in connection with any such claim, action, or proceeding. Buyer does hereby release Seller from all liability for any accident, damage, or injury caused to person or property on or about the real estate, whether due to negligence on the part of Seller and notwithstanding whether such acts or omissions be active or passive. Seller and Buyer do each hereby release the other from all liability for any accident, damage, or injury caused to person or property, provided this release shall be effective only to the extent that the injured or damaged party is insured against such injury or damage and only if this release shall not adversely affect the right of the injured or damaged party to recover under such insurance policy.

VII. USE OF THE REAL ESTATE BY BUYER; SELLER'S RIGHT OF INSPECTION; BUYER'S RESPONSIBILITY FOR ACCIDENTS.

- A. Use. Buyer shall use the real estate and the improvements thereon carefully and shall keep the same in good repair at his expense. Buyer shall not commit waste on the real estate. In his occupancy of the real estate, Buyer shall comply with all laws, ordinances, and regulations of any governmental authority having jurisdiction thereof.
- B. Seller's Right of Inspection. Until the purchase price is paid in full, Seller may enter and inspect the real estate and the improvements thereon

at any reasonable time. Seller shall provide Buyer with twenty-four (24) hour notice of inspection of the real estate and its improvements.

C. **Buyer's Responsibility for Accidents.** Buyer hereby assumes all risk and responsibility for accidents, injury, or damage to person or property arising from his use and control of the real estate and the improvements thereon. Buyer shall insure such risk by carrying liability insurance in an amount satisfactory to the Seller, insuring the Seller's liability as well as the Buyer's.

VIII. **SELLER'S REMEDIES ON BUYER'S DEFAULT.**

Time shall be of the essence of this agreement. If Buyer fails to pay any installment of the purchase price or interest thereon, or any installment of taxes on the real estate, or assessment for a public improvement, or any premium of insurance, as the same becomes due, and if such failure continues for a period of thirty (30) days after written notice identifying this default is given to Buyer, or if Buyer fails to perform or observe any other condition or term of this agreement and such default continues for a period of thirty (30) days after written notice identifying such default is given to Buyer, Seller may, at his option:

A. Cancel this agreement and take possession of the real estate, and remove Buyer therefrom, or those holding or claiming under him, without any demand to the extent permitted by applicable law in the event the Buyer has paid less than 20% of the total purchase price or the amount of \$9,836.18 of the principal portion of the same.

- B. Declare the entire unpaid balance due and payable immediately, and in such event, Seller may pursue whatever remedies, legal or equitable, are available to collect the entire unpaid balance of the purchase price.
- C. Exercise any other remedies available at law or in equity.

The remedies herein provided shall be cumulative and not exclusive. Failure of Seller to exercise any remedy at any time shall not operate as a waiver of the right of Seller to exercise any remedy for the same or any subsequent default at any time thereafter. In the event of Seller's cancellation after default by Buyer, all rights and demands of Buyer under this contract and in and to the real estate shall cease and terminate and Buyer shall have no further right, title or interest, legal or equitable, in or to the real estate and Seller shall have the right to recover damages for unlawful detention of the real estate after default for any failure to pay taxes or insurance, for failure to maintain the real estate at any time, for waste committed thereon, or for any other damages suffered by Seller, including reasonable attorney's fees incurred by Seller in enforcing any right hereunder or in removing any encumbrance on the real estate made or suffered by Buyer.

IX. COVENANTS OF SELLER

Upon payment by Buyer of all amounts due hereunder in full and performance by Buyer of all covenants and conditions, Seller shall convey the real estate to Buyer by general warranty deed, subject, however, to all conditions, easements, highways, rights-of-way, restrictions, and limitations now of record; rights of persons in possession; the lien of all unpaid taxes and assessments for public improvements and other encumbrances which, by the terms of this

agreement, are to be paid or assumed by Buyer or which are made or suffered by Buyer; and the provisions of applicable zoning laws. Such conveyance shall be free and clear of all materialman's, workman's, and other like liens on the premises, excepting those liens mentioned above.

X. **LEGAL FEES** Buyer shall be responsible for the payment of all legal fees and recording fees with regard to the preparation and recording of this Installment Land Contract.

XI. **GENERAL AGREEMENT OF PARTIES.**

All covenants hereof shall extend to and be obligatory on the heirs, personal representatives, successors, and assigns of the parties. When applicable, the singular shall apply to the plural and the masculine to the feminine or the neuter. Any notices to be given hereunder shall be deemed sufficiently given when (1) served on the person to be notified, or (2) placed in an envelope and deposited in a United States Post Office mail box postage prepaid and directed to the person to be notified at his last known address.

The current address of the Buyer is 677 NEBRASKA AVE.

The current address of the Seller is 7437 Parrish, Hammond, Indiana, 46323.

Such addresses may be changed by either party by written advice as to the new address delivered as above provided.

Whenever consent is required of either party hereunder for the occurrence of any act, such consent shall not be unreasonably withheld.

Buyer acknowledges that he is purchasing the real estate from the Seller in its present "as is" condition and that no representations, warranties, or guarantees

have been made by the Seller to the Buyer as to its fitness for the purpose intended other than those representations, warranties, or guarantees made herein, if any.

Buyer further acknowledges that he is solely responsible for the upkeep and maintenance of said real estate and for any and all costs incurred in the upkeep and maintenance of said real estate, and Buyer agrees to maintain the premises in its present condition, normal wear and tear excepted.

IN WITNESS WHEREOF, the parties have affixed their hands and seals,

this 22 day of June, 2017.

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PARIS, INC.

By: Ralph D. Paris
RALPH D. PARIS, President

Eric D. Boesch
ERIC D. BOESCH

"Seller"

"Buyer"

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)



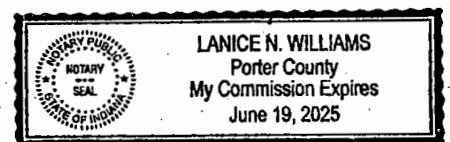
Before me, a Notary Public, in and for said County and State, personally appeared the "Seller" PARIS, INC. by its President, RALPH D. PARIS and the "Buyer" ERIC D. BOESCH who acknowledged the execution of the foregoing instrument to be their free and voluntary act and deed for the purpose therein set forth.

Dated this 22 day of June, 2017.

Lanice N. Williams
Notary Public

THIS INSTRUMENT PREPARED BY:

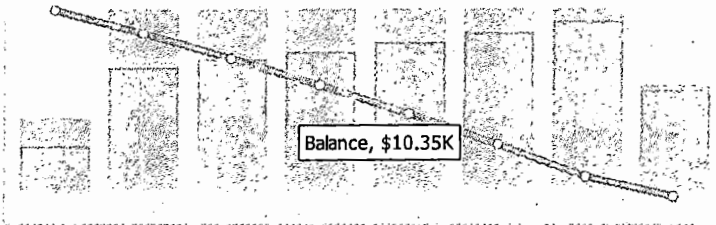
RONALD OSTOJIC
OSTOJIC & OSTOJIC
6287 Central Avenue
Portage, IN 46368
PH: (219) 764-0042



Amortization Schedule Calculator

Loan Summary

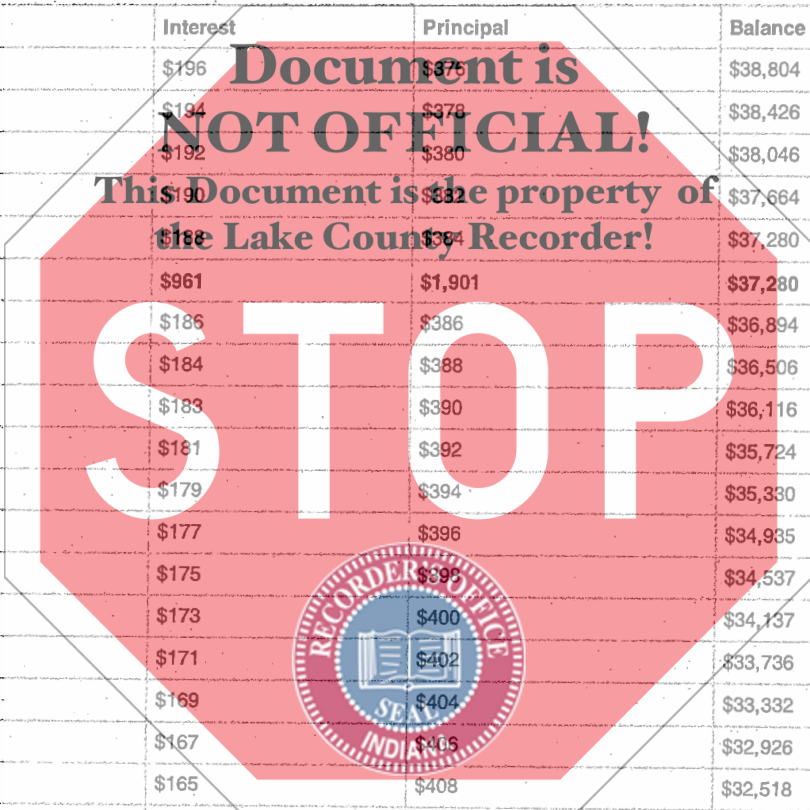
\$572 Monthly Payment
\$48,080 Total of 84 Payments
\$8,899 Total Interest Paid
Jul, 2024 Pay-off Date



Mortgage Rates

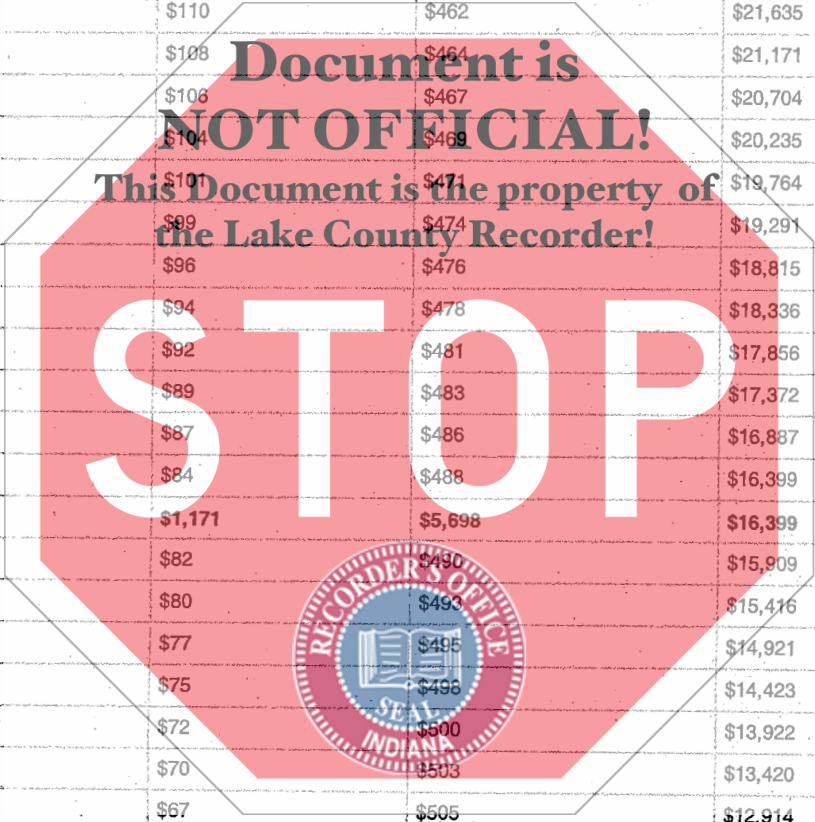
Amortization Schedule

Date	Interest	Principal	Balance
Aug, 2017	\$196	\$375	\$38,804
Sep, 2017	\$194	\$376	\$38,426
Oct, 2017	\$192	\$380	\$38,046
Nov, 2017	\$190	\$383	\$37,664
Dec, 2017	\$188	\$384	\$37,280
2017	\$961	\$1,901	\$37,280
Jan, 2018	\$186	\$386	\$36,894
Feb, 2018	\$184	\$388	\$36,506
Mar, 2018	\$183	\$390	\$36,116
Apr, 2018	\$181	\$392	\$35,724
May, 2018	\$179	\$394	\$35,330
Jun, 2018	\$177	\$396	\$34,935
Jul, 2018	\$175	\$395	\$34,537
Aug, 2018	\$173	\$400	\$34,137
Sep, 2018	\$171	\$402	\$33,736
Oct, 2018	\$169	\$404	\$33,332
Nov, 2018	\$167	\$405	\$32,926
Dec, 2018	\$165	\$408	\$32,518
2018	\$2,107	\$4,761	\$32,518
Jan, 2019	\$163	\$410	\$32,109
Feb, 2019	\$161	\$412	\$31,697
Mar, 2019	\$158	\$414	\$31,283
Apr, 2019	\$156	\$416	\$30,867
May, 2019	\$154	\$418	\$30,449
Jun, 2019	\$152	\$420	\$30,029
Jul, 2019	\$150	\$422	\$29,606
Aug, 2019	\$148	\$424	\$29,182
Sep, 2019	\$146	\$426	\$28,756
Oct, 2019	\$144	\$429	\$28,327
Nov, 2019	\$142	\$431	\$27,896
Dec, 2019	\$139	\$433	\$27,463
2019	\$1,814	\$5,055	\$27,463



Amortization Schedule Calculator

Jan, 2020	\$137	\$435	\$27,028
Feb, 2020	\$135	\$437	\$26,591
Mar, 2020	\$133	\$439	\$26,152
Apr, 2020	\$131	\$442	\$25,710
May, 2020	\$129	\$444	\$25,266
Jun, 2020	\$126	\$446	\$24,820
Jul, 2020	\$124	\$448	\$24,372
Aug, 2020	\$122	\$451	\$23,921
Sep, 2020	\$120	\$453	\$23,469
Oct, 2020	\$117	\$455	\$23,014
Nov, 2020	\$115	\$457	\$22,556
Dec, 2020	\$113	\$460	\$22,097
2020	\$1,502	\$5,367	\$22,097
Jan, 2021	\$110	\$462	\$21,635
Feb, 2021	\$108	\$464	\$21,171
Mar, 2021	\$106	\$467	\$20,704
Apr, 2021	\$104	\$469	\$20,235
May, 2021	\$101	\$471	\$19,764
Jun, 2021	\$99	\$474	\$19,291
Jul, 2021	\$96	\$476	\$18,815
Aug, 2021	\$94	\$478	\$18,336
Sep, 2021	\$92	\$481	\$17,856
Oct, 2021	\$89	\$483	\$17,372
Nov, 2021	\$87	\$486	\$16,887
Dec, 2021	\$84	\$488	\$16,399
2021	\$1,171	\$5,698	\$16,399
Jan, 2022	\$82	\$490	\$15,909
Feb, 2022	\$80	\$493	\$15,416
Mar, 2022	\$77	\$495	\$14,921
Apr, 2022	\$75	\$496	\$14,423
May, 2022	\$72	\$500	\$13,922
Jun, 2022	\$70	\$503	\$13,420
Jul, 2022	\$67	\$505	\$12,914
Aug, 2022	\$65	\$508	\$12,407
Sep, 2022	\$62	\$510	\$11,896
Oct, 2022	\$59	\$513	\$11,383
Nov, 2022	\$57	\$515	\$10,868
Dec, 2022	\$54	\$518	\$10,350
2022	\$819	\$6,049	\$10,350
Jan, 2023	\$52	\$521	\$9,829
Feb, 2023	\$49	\$523	\$9,306
Mar, 2023	\$47	\$526	\$8,780
Apr, 2023	\$44	\$528	\$8,252
May, 2023	\$41	\$531	\$7,721
Jun, 2023	\$39	\$534	\$7,187
Jul, 2023	\$36	\$536	\$6,650



Amortization Schedule Calculator

Aug, 2023	\$33	\$539	\$6,111
Sep, 2023	\$31	\$542	\$5,569
Oct, 2023	\$28	\$545	\$5,025
Nov, 2023	\$25	\$547	\$4,478
Dec, 2023	\$22	\$550	\$3,928
2023	\$446	\$6,422	\$3,928
Jan, 2024	\$20	\$553	\$3,375
Feb, 2024	\$17	\$556	\$2,819
Mar, 2024	\$14	\$558	\$2,261
Apr, 2024	\$11	\$561	\$1,700
May, 2024	\$9	\$564	\$1,136
Jun, 2024	\$6	\$567	\$570
Jul, 2024	\$3	\$570	\$0
2024	\$79	\$3,928	\$0

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STOP



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.

x *J Williams*

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