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2017 069002
REAL ESTATE OPTION AGREEMENT

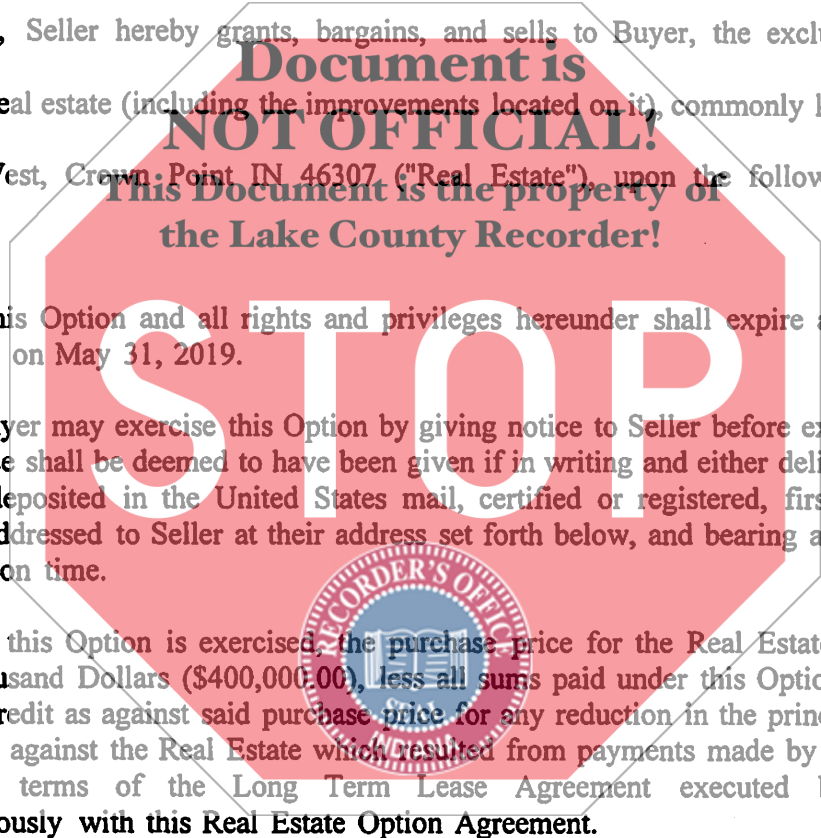
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MICHAEL B. BROWN
RECORDER

THIS REAL ESTATE OPTION AGREEMENT made by and between Jennifer J.

Fontaine and Jay L. Fontaine of Lake County, Indiana (hereinafter collectively "Seller"), Chris T. Pavlou and Tina L. Pavlou (hereinafter collectively "Buyer"), of Lake County, Indiana.

In consideration of the sum of Thirty Thousand and no/100 Dollars (\$30,000.00) and other good and valuable consideration paid by Buyer to Seller, receipt of which is hereby acknowledged, Seller hereby grants, bargains, and sells to Buyer, the exclusive option to purchase the real estate (including the improvements located on it), commonly known as 10730 Erie Drive West, Crown Point IN 46307 ("Real Estate"), upon the following terms and conditions:



EX

1. This Option and all rights and privileges hereunder shall expire at noon, central standard time, on May 31, 2019.
2. Buyer may exercise this Option by giving notice to Seller before expiration of this Option. Notice shall be deemed to have been given if in writing and either delivered in person to Seller or deposited in the United States mail, certified or registered, first class postage prepaid and addressed to Seller at their address set forth below, and bearing a postmark prior to the expiration time.
3. If this Option is exercised, the purchase price for the Real Estate shall be Four Hundred Thousand Dollars (\$400,000.00), less all sums paid under this Option. Buyer shall also receive credit as against said purchase price for any reduction in the principal balance of the mortgages against the Real Estate which resulted from payments made by Buyer to Seller pursuant the terms of the Long Term Lease Agreement executed by the parties contemporaneously with this Real Estate Option Agreement.
4. If this Option is exercised, Seller shall timely provide Buyer with a Title Commitment evidencing marketable title to the Real Estate in the name of Seller. Upon payment of the full purchase price by Buyer to Seller, Seller shall convey marketable title to the Real Estate by General Warranty Deed and complete possession shall pass from Seller to Buyer.
5. If Buyer fails to exercise and complete the rights of purchase pursuant to this Option, all sums paid by Buyer pursuant to this Option as well as the Long Term Lease

\$25,000
cash
JTS

Agreement shall be retained by Seller free of all claim of Buyer, and neither Buyer nor Seller shall have any further claim against the other under this Option.

6. This Option may not be assigned by Buyer, whether before or after exercise of this Option.

7. This Option shall be binding upon the respective heirs, executors, administrators,

8. This Option shall be valid provided Buyer is not in default of the Long Term Lease Agreement affecting the Real Estate executed contemporaneously with the execution of this Option. Stated otherwise, if the Buyer (as Lessees) are in default of the Long Term Lease Agreement for the Real Estate, then all Buyer's rights under this Real Estate Option Agreement shall cease and terminate.

1 IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 1st day of June, 2014.

SELLER



JENNIFER J. FONTAINE



JAY L. FONTAINE

(Address)

(City, State, ZIP)

(phone)

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!



CHRIS T. PAVLOU



TINA L. PAVLOU

(Address)

(City, State, ZIP)

(phone)



This instrument prepared by:

GERALD M. BISHOP, ESQ. (#2753-45)
2115 West Lincoln Highway, Merrillville, IN 46410
(219) 738-2400

State of Indiana)
) ss:
County of Porter)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Jennifer Fontaine, and acknowledged the execution of the foregoing instrument this 4th day of October, 2017.

My Commission Expires: 4-11-21
County of Residence: Porter

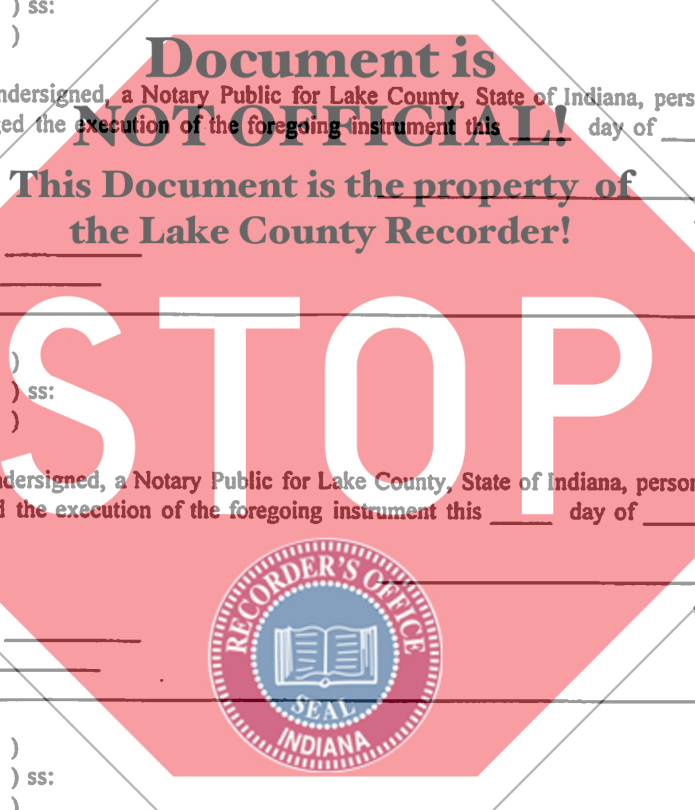
Margarita Flecha Sanchez
"Official Seal"
Margarita Flecha Sanchez
Notary Public, State of Indiana
Resident of Porter Co., IN
My commission expires
April 11, 2021



State of Indiana)
) ss:
County of)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Jay L. Fontaine, and acknowledged the execution of the foregoing instrument this ___ day of ___, 20__.

My Commission Expires: _____
County of Residence: _____



_____, Notary Public

State of Indiana)
) ss:
County of)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Chris T. Pavlou, and acknowledged the execution of the foregoing instrument this ___ day of ___, 20__.

My Commission Expires: _____
County of Residence: _____

_____, Notary Public

State of Indiana)
) ss:
County of)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Tina L. Pavlou and acknowledged the execution of the foregoing instrument this ___ day of ___, 20__.

My Commission Expires: _____
County of Residence: _____

_____, Notary Public

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. /s/ Gerald M. Bishop, Esq.

WILLIAM J. KRULL
REG. ENGINEER NO. 235
KEVIN A. KRULL
REG. SURVEYOR NO. 20100075

KRULL & SON

ENGINEERS AND SURVEYORS

ESTABLISHED 1914

P.O. BOX 422
206 MAIN STREET
HOBART, INDIANA 46342
OFFICE PHONE 219-947-2868

ROBERT A. KRULL
REG. ENGINEER NO. 3892
REG. SURVEYOR NO. 10516

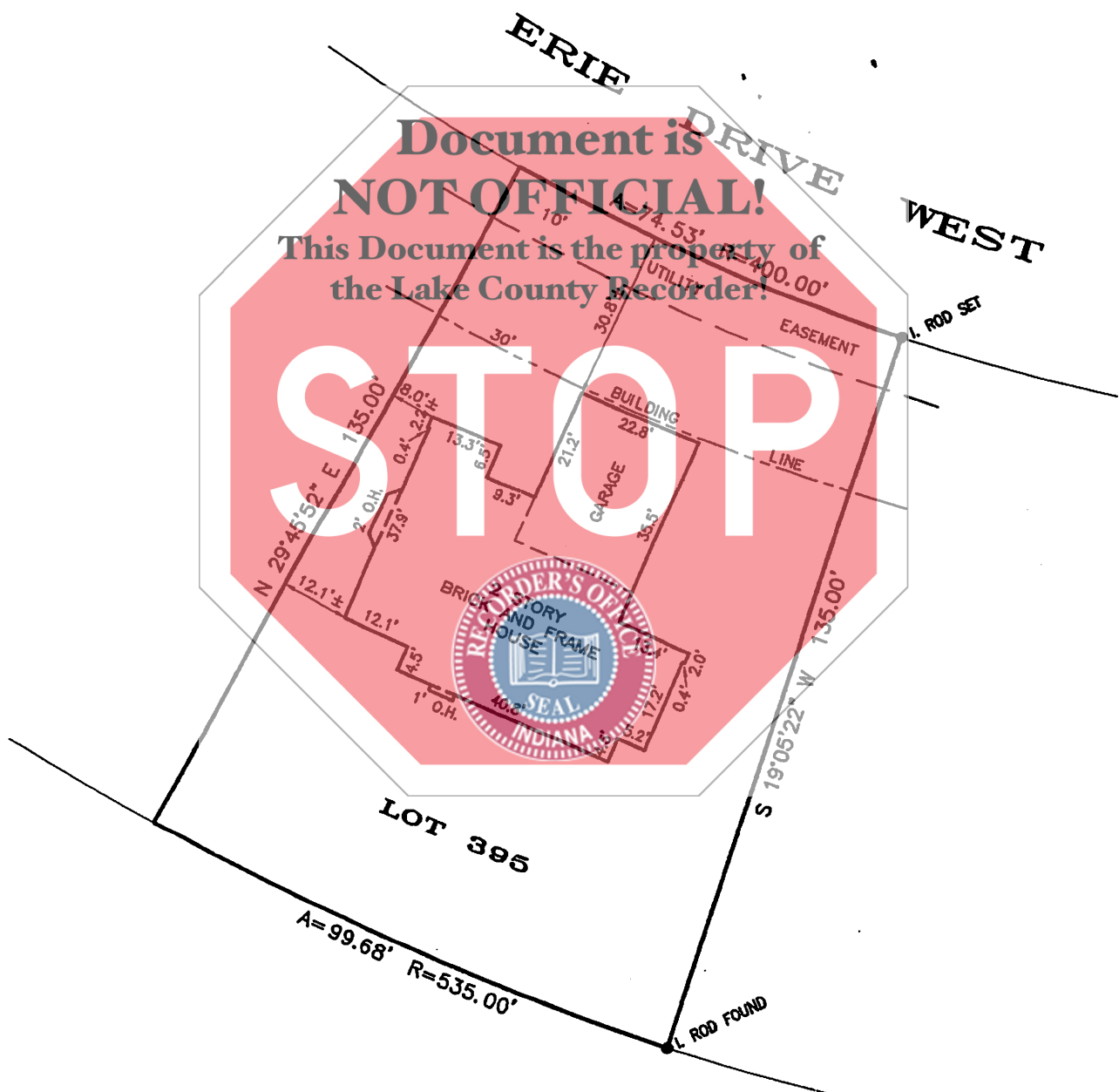
SURVEYOR LOCATION REPORT

NAME OF OWNER:

ADDRESS OF PROPERTY: 10730 Erie Drive West, Crown Point, Indiana 46307

DESCRIPTION OF PROPERTY: Lot 395, Doubletree Lake Estates Phase IV, as per plat thereof, recorded in Plat Book 86 page 71, in the Office of the Recorder of Lake County, Indiana.

NOTE: According to FIRM Community-Panel 180130-0120-B dated September 2, 1981, the above described parcel is in Zone "C".



EXPLANATIONS

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT

TOP OF PLAT IS NORTH
SCALE 30 FT=1"

HOBART, IND., March 25, 2004

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

I HEREBY CERTIFY THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 42 THROUGH 44 OF 864 IAC 1.1-13 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE BEING USED FLOOD INSURANCE RATE MAP.

DOUBLETREE LAKE ESTATES PHASE IV
DISK: K540 FILE: 04-309.*

FIELD BOOK NO. Notes PAGE _____

ORDERED BY Enco Investments

PLAT NO. _____



Robert A. Krull
ROBERT A. KRULL, REG. LAND SURVEYOR #10516