

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-034154

10:00 AM 2021 Apr 27

MEMORANDUM OF LAND CONTRACT

THIS MEMORANDUM OF LAND CONTRACT, is made by the parties hereto, to evidence their execution of that certain Land Purchase and Sale Agreement (the "Contract") dated the 1st day of November, 2020.

WITNESSETH:

1. The name of the Seller is NICO ROSS.
2. The name of the Purchaser is CLAUDIA ROSS.
3. The legal description of the real estate sold under the terms of the Land Purchase and Sale Agreement is legally described in Exhibit A, which is attached hereto and incorporated by reference herein (the "Real Estate").
4. The Contract calls for a \$168,000 purchase price to be paid over a duration of 40 years in equal monthly installments of \$350.00, unless paid sooner.
5. The Contract provides that Purchaser shall have no right, power or authority to cause, create or permit any lien, except for taxes and assessments as provided by law, to attach to the Real Estate.
6. Notices may be sent as follows:

To Seller at: Nico Ross, 9 Highland St., Hammond, IN 46320

To Purchaser at: Claudia Ross, 17 Highland St., Hammond, IN 46320

FILED

APR 27 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, each party has executed this Memorandum of Land Contract as of the 1 day of February, 2021.

By: Nico Ross ("Seller")

Nico Ross
Signature

STATE OF Illinois)
COUNTY OF Cook)ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of February, 2021, personally appeared NICO ROSS and acknowledged the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Martin A. Sims
Notary Public
My Comm. Expires: 6/18/22
County of Residence: Cook

EXECUTED AND DELIVERED in my presence:

[Signature], Witness

STATE OF Illinois)
COUNTY OF Cook)ss:

Before me, a Notary Public, in and for said County and State, personally appeared Ruby Hampton, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by NICO ROSS in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

WITNESS my hand and Notarial Seal this 1 day of February 2021.



Martin A. Sims
Notary Public
My Comm. Expires: 6/18/22
County of Residence: Cook

NOT AN OFFICIAL DOCUMENT

By: Claudia Ross ("Purchaser")

Claudia Ross
Signature

STATE OF
COUNTY OF)

)ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of February, 2021, personally appeared CLAUDIA ROSS and acknowledged the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



M Sims

My Comm. Expires: 6/18/2022
County of Residence: COOK

EXECUTED AND DELIVERED in my presence:

Robert Hampton
Witness

STATE OF Illinois
COUNTY OF COOK)ss:

Before me, a Notary Public, in and for said County and State, personally appeared Ruby Hampton, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by CLAUDIA ROSS in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

WITNESS my hand and Notarial Seal this 1 day of February, 2021.



M Sims

My Comm. Expires: 6/18/2022
County of Residence: COOK

I affirm, under penalty of perjury, that no social security number appears in this document.

/s/Christopher J. Irak
Christopher J. Irak

This instrument was prepared by: Christopher J. Irak, Attorney at Law, #32640-53, 9219 Broadway, Merrillville, Indiana 46410, 219-769-4552, irak42@gmail.com

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Exhibit A
Legal Description of the Real Estate

Parcel Number: 45-06-01-153-018.000-023

Commonly Known As: 17 Highland St., Hammond, IN 46320

Legal Description:

Lots 28 and 29, Block 7, Homewood Addition to the City of Hammond, as shown in Plat Book 2, page 29, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder