

2021-541893  
12/02/2021 02:00 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

FILED

MEMORANDUM OF TITLE

LEASE PURCHASE OPTION / CONTRACT FOR DEED

Dec 08 2021 oR  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

This is a Memorandum of that unrecorded Lease Purchase/ Contract for Deed of Property ("Contract"), dated October 2021, for the sale amount of \$255,244.00 / \$1733.36 mo between David W Tyssen & Veronica M Tyssen, (hereinafter referred to as "Seller/ Mortgage/ Lessor"), and Michael P. Holmes Jr., (herein after referred to as "Purchaser/ Mortgage/ Lessee") concerning the real property ("Property") commonly known as 3123 43<sup>rd</sup> St Highland IN 46322 and described legally as:

LOT 17 IN BLOCK 11, ALL IN ELLENDALE THIRD ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL# 45-07-28-429-014.000-026  
GRANTEE'S ADDRESS: 3123 43<sup>rd</sup> St Highland IN 46322  
MAIL TAX BILLS TO: 3240 Wirth Rd Highland, IN 46322

For good and valuable consideration, Seller has agreed to sell and Buyer has agreed to buy the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference. Except as provided in the Contract from the date hereof, Seller shall not have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum on October 24, 2021

SELLER: David W Tyssen SELLER: Veronica M Tyssen

PURCHASER: Michael P. Holmes Jr.  
Michael P. Holmes Jr.

IN WITNESS WHEREOF, This Memorandum was executed this 24<sup>th</sup> day of October 2021

STATE OF INDIANA }  
COUNTY OF LAKE } SS: ACKNOWLEDGEMENT  
Before me, a Notary Public in and for said County and State, personally appeared

David W Tyssen, Veronica M Tyssen, & Michael P. Holmes Jr.

who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24<sup>th</sup> day of October, 2021  
My commission expires: 10/23/25  
Signature Gayle Zurbko  
Printed Gayle Zurbko, Notary Name  
Resident of Lake County, Indiana.



This Contract was prepared by David W Tyssen & Veronica M Tyssen

I affirm under the penalties for perjury, that I have taken reasonable care to reflect each social security number in this document, unless required by law.