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CHAPMAN ET AL
RECORDED 2022-012837
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD 1:57 PM 2022 Apr 12

PURCHASE AGREEMENT FOR REAL ESTATE

OWNER/SELLER: MARION CHAPMAN and FLETCHER CHAPMAN
633 W. 4th Avenue
Gary, IN 46402

BUYER(S): *Nadiya Campbell (aj)*
~~CHERITSE GRANT~~
2339 Rhode Island St.
Gary, Indiana 46404

This Real Estate Purchase Agreement made this 11th day of April, 2022 between Owner/Seller MARION CHAPMAN and FLETCHER CHAPMAN and Buyer, NADIYA CAMPBELL, hereby state the following terms and conditions.

PURPOSE. The purpose of this Agreement to Purchase Real Estate is to set forth the basic terms and conditions of the purchase by the undersigned, NADIYA CAMPBELL (the "Buyer(s)") of certain real estate owned by MARION CHAPMAN and FLETCHER CHAPMAN (the "Sellers"). The terms set forth in this agreement will become binding once the parties sign. Each party has had the opportunity to review the Agreement to Purchase and agree to the terms and conditions which are herein laid out as follows:

Legal Description Of Property:

The South 20 feet of Lot 27 and the North 20 feet of Lot 26 in Block 15 in Ironwood Unit "A," in the city of Gary, as per plat thereof, recorded in plat book 21, page 4, in the Office of the Recorder of Lake County, Indiana.

Key Number: 45-08- 15-252-008.000-004

Commonly known as: 2339 Rhode Island St., Gary, Indiana

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

Included are all permanent fixtures and all property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heater, water softener, air conditioning equipment, built-in items, outside television antenna, fencing, gates and landscaping.

2. PURCHASE PRICE. The entire purchase price shall be \$9,000.00 (Nine Thousand Dollars and No/100ths). The Buyer has tendered \$ 9,000.00 (Nine Thousand Dollars and No/100ths) as of the signing of this contract and the balance due is \$ -0- .

3. TAXES AND ASSESSMENTS. Buyers shall assume and pay real estate taxes due and payable in May and November, 2021, and all subsequent taxes thereafter. If the tax is not finalized, the last rate and value shall be used in this computation. Seller shall assume and pay any assessments or charges upon or applying to the real estate for public or municipal improvements or services which on the date of this Agreement are construed or installed on or about the real estate or are serving the real estate.

4. Transfer of Title: The Seller shall provide a quit-claim deed transferring interest in said property to Buyer upon receipt of the balance due is \$ -0- .

FILED

APR 12 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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- 5. POSSESSION. Buyers are presently in possession of said property and shall continue to maintain possession until either the satisfaction of this contract or if a breach of this contract occurs.
- 6. INSURANCE: Buyers shall have insurance at the time of closing.
- 7. AS IS. The property is being sold "AS IS." Buyers agree to purchase the property "AS IS."
- 8. INSPECTION OF PROPERTY. Buyers have personally inspected and examined the above property, improvements and fixtures included therein, and makes this Agreement in good faith. Buyer shall have an opportunity to again inspect the above property, improvements, and fixtures immediately prior to closing. All the terms and conditions are as stated herein, there being no verbal agreements. If this Agreement is accepted by the Seller, it shall be an Agreement binding and inuring to the benefit of both Buyers and Seller, their heirs, and personal representatives.
- 9. EARNEST MONEY. Seller does not require earnest money.
- 10. PARTIES: This Agreement is solely between Buyers and Seller.
- 11. EXECUTION. By signing this document, the parties wish to be bound by the terms and conditions of this Agreement to Purchase and agree fully to its terms and conditions.

So dated this 11th day of April, 2022.

IN WITNESS WHEREOF, the said first party has signed and seal these presents the day and year first above written.

Marion Chapman
Seller-MARION CHAPMAN

Nadya Campbell
Buyer-NADYA CABELL

Fletcher Chapman
Seller-FLETCHER CHAPMAN



Subscribed & sworn before personally appeared Marion Chapman, Fletcher Chapman and Nadya Campbell who acknowledged the execution of the foregoing contract.

Angela Jones
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."
PREPARED BY: [Signature]