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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-027683

2:48 PM 2023 Sep 27

MAIL TAX BILLS TO: Vernard Perkins
4557 Connecticut Street, Gary, Indiana 46409

Tax Key No.: 45-08-34-103-008.000-004

MEMORANDUM OF LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 27th day of September 2023, by and between Indiana Land Trust Company, as Trustee under the provisions of a Trust Agreement dated July 21, 2015 and known as Trust No. 120170, by Catalin I. Tartareanu, of Lake County, Indiana, (hereinafter referred to as "the Seller"), and Vernard Perkins, of Lake County, Indiana (hereinafter referred to as ("the Purchaser")), WITNESSETH:

In consideration of ten dollar (\$10.00) and other valuable consideration paid by the Purchaser to the Seller, the Seller hereby conveys to Purchaser and Purchaser hereby takes possession from Seller for a period of 360 months, pursuant to the terms and conditions set forth in a certain Rent with Option to Purchase executed on September 27, 2023, the terms of which are hereby incorporated herein by reference, the following described real estate, situated in Lake County, Indiana, to wit:

LOT THIRTY-FOUR (34), THIRTY-FIVE (35) AND THIRTY-SIX (36) IN BLOCK TWO (2) IN BROADWAY REALTY AND INVESTMENT CO'S. ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED JULY 19, 1911 IN PLAT BOOK 9, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No.: 45-08-34-103-008.000-004

More commonly known as: 4557 Connecticut Street, Gary, Indiana 46409

It is also known that the Purchaser had elected their right to purchase the Property subject to the terms of the Rent With Option to Purchase executed September 27, 2023 and absent an event of

FILED

SEP 27 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CK# 1492
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default, shall acquire equity in the same with every payment as defined within the Purchase Agreement.

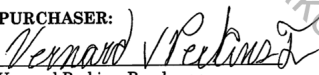
IN WITNESS WHEREOF, Landlord and Tenant have executed this instrument on the 27th day of September 2023.

SELLER:

INDIANA LAND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JULY 21, 2015 AND KNOWN AS TRUST NO. 120170


By: Catalin I. Tartareanu

PURCHASER:


Vernard Perkins, Purchaser

Property of Lake County Recorder

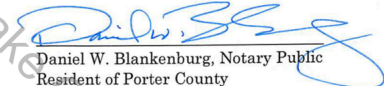
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared VERNARD PERKINS and acknowledged the execution of the foregoing Rent with Option to Purchase, and also personally appeared, Indiana Land Trust Company, as Trustee under the provisions of a Trust Agreement dated July 21, 2015 and known as Trust No. 120170, by CATALIN I. TARTAREANU, and who acknowledged the execution of the foregoing Rent with Option to Purchase.

WITNESS MY HAND AND SEAL THIS 27TH DAY OF SEPTEMBER 2023.




Daniel W. Blankenburg, Notary Public
Resident of Porter County

My Commission Expires: May 19, 2031
Commission No.: NP0668111

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.


Daniel W. Blankenburg

This instrument prepared by: Daniel W. Blankenburg
Attorney-at-Law
300 East 90th Drive
Merrillville, Indiana 46410