

MINISTERIAL RECORDER

2023-028232

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

11:07 AM 2023 Oct 6

MEMORANDUM OF CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

2 An agreement was entered into this 5th day of October, 2023 by and between Nancy Limbaugh and John Hasse, co-Successor Trustees of the Hasse Family Trust dated June 17, 2004 ("hereinafter referred to as "Seller") and Indiana Land Trust Company as Trustee under Land Trust No. 123036, 9800 Connecticut Drive, Suite B2-900, Crown Point, Indiana 46307 (hereinafter referred to as "Buyer") for the purchase of the following described real estate located in Lake County, Indiana:

PARCEL I:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 9 WEST OF SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA.

PARCEL NO. 45-15-31-400-008.000-013

PARCEL II:

EAST PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

PARCEL NO. 45-15-31-400-005.000-013

This contract is an installment contract providing for payments over a period of six (6) years and Buyer is further obligated to pay all property taxes and assessments.

IN WITNESS WHEREOF, the Seller and Buyer have executed this instrument in duplicate on this 5th day of October, 2023.

Seller(s):

Buyer(s):

THE HASSE FAMILY TRUST

INDIANA LAND TRUST COMPANY

By: Nancy Limbaugh  
Nancy Limbaugh, Trustee

By: Vicky L. Bostick - Trust Officer  
Vicky L. Bostick (NAME),  
Trustee under Trust No. 123036

dr. 25-3997

By: [Signature]  
John Hasse, Trustee

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

FILED

OCT 06 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )

COUNTY OF LAKE )SS:

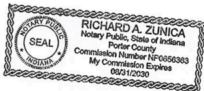
Before me, a Notary Public, in and for said County and State, on this 5th day of October, 2023, personally appeared Nancy Limbaugh and John Hasse and each acknowledged the execution of the above and foregoing Contract for Conditional Sale of Real Estate to be his and her voluntary act and deed.

WITNESS my hand and Notarial Seal.

[Signature]  
Notary Public

My Commission expires: \_\_\_\_\_

County of residence: \_\_\_\_\_



STATE OF INDIANA )

COUNTY OF LAKE )SS:

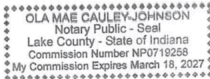
Before me, a Notary Public, in and for said County and State, on this 5th day of October, 2023, personally appeared Nicky L. Bastick (print name) on behalf of Indiana Land Trust Company, as Trustee under Trust No. 123036 and acknowledged the execution of the above and foregoing Contract for Conditional Sale of Real Estate to be his/her voluntary act and deed.

WITNESS my hand and Notarial Seal.

[Signature: Ola Mae Cauley-Johnson]  
Notary Public

My Commission expires: 3-18-2027

County of residence: Lake



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"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]

Prepared by Rachel Zunica, attorney