

2/22/2024 10:10 AM
01/01/2024 2:37 PM
TAX FEE: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Aug 01 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Tax ID No. 45-08-16-340-021.000-004

MEMORANDUM OF LAND CONTRACT

This Memorandum of Land Contract is executed to evidence that, on the 31 day of July, 2024, **REIG Gary 1, LLC, an Arizona limited liability company** (hereinafter "Seller(s)"), whose address is , , did enter into a Contract for Conditional Sale of Real Estate (Land Contract) with **P&F Investments, LLC, an Indiana limited liability company** (hereinafter "Buyer(s)"), whose address is , , in which the Seller agreed to sell to the Buyer the following described real estate (including any improvement or improvements now or hereafter located on it) in the County of Lake, State of Indiana, as more particularly described as:

LOT 52 AND LOT 53, BLOCK 3, GARFIELD PARK, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 7, PAGE 16, IN LAKE COUNTY, INDIANA.

And more commonly known as 2692 Harrison Street Gary, IN 46407

Based on the terms of said Land Contract, the Buyer(s) therein are obligated to pay all real estate taxes and special assessments on said property which are due and payable after the date of the Land Contract.

The Seller(s) is obligated to convey title to the Buyer(s) upon completion of all of the Buyer's contractual obligations.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Seller(s) have executed this Memorandum of Land Contract on this 31 day of July, 2024.

SELLER(S)

REIG Gary 1, LLC

Cathy Phippen
By: Cathy Phippen
Title: manager

State of Arizona, County of Maricopa ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Cathy Phippen, Manager of REIG Gary 1, LLC who acknowledged the execution of the foregoing Memorandum of Land Contract and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 31 day of July, 2024.

2-6-2025
My Commission Expires:

66102
Commission No.

Maricopa County AZ
Notary Public County and State of Residence

Justin A. Stittsworth
Signature of Notary Public

Justin A. Stittsworth
Printed Name of Notary



JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #861012
Expires 02/06/2028

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Buyer(s) have executed this Memorandum of Land Contract on this 31 day of July, 2024.

BUYER(S)

P & F Investments LLC

Pedro Acosta
By: **Pedro Acosta Mena**
Title: **Authorized Manager**

State of IN, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Pedro Acosta Mena, Authorized Manager of P & F Investments LLC** who acknowledged the execution of the foregoing Contract for Conditional Sale of Real Estate and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 31 day of July, 2024.



1-21-30
My Commission Expires:

Annette Martinez
Signature of Notary Public

650421
Commission No.

Annette Martinez
Printed Name of Notary

Porter IN
Notary Public County and State of Residence

This instrument was prepared by:
Casey S. Collins, Attorney-at-Law #36382-48
202 S. Michigan Street, Ste. 300
South Bend, IN 46601

Grantees Address and Mail Tax Statements To:
354 W. 78th Ave
Merrillville IN 46410

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. Casey S. Collins