

# NOT AN OFFICIAL DOCUMENT

## STANDARD CONTRACT TO PURCHASE REAL ESTATE

This contract dated 10/02/2024 in which Buyer: Thomas Venzen  
 offers to purchase from Seller: Zurie Clemons the following described  
 real estate, together with all improvements thereon and all appurtenant rights, located at:  
 Address: 520 W 56th Place, Merrillville, IN 46410

In consideration of the sum of \$2500 as earnest money, seller agrees:

- 1) The purchase price is to be \$ 140,000 payable in cash at closing
- 2) The conditions of this Purchase are as follows:
  - a) Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property.
  - b) Seller and tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers and contractors prior to closing.
  - c) If Seller cannot provide clear title, Buyer will be released from any further obligation under this contract; otherwise
  - d) Seller promises to sell under this contract.

Buyer shall select closing agent. Closing to be held in county where property is located.

*tax key NO(s) - 45-12-04-255-014.000-031*

*LOT 15, Block M in Meadowland Estates Part No. 2 of unit 2, in the town of Merrillville according to the plat thereof, as recorded in Plat Book 31, page 7, in the office of the Recorder, County of Lake. Commonly known as 520 West 56th Place, Merrillville, IN 46410*

- 3) Taxes to be prorated, any previous year's taxes to be paid by seller. All attorney closing fees and customary closing costs shall be PAID BY BUYER.
- 4) Closing date shall be on or before 30 days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.
- 5) This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.
- 6) Additional Terms (if applicable): Contract contingent on verifying taxes, title & value

Date: 10/02/2024

Date: 10/02/2024

Signed by: *[Signature]*  
 Seller: \_\_\_\_\_  
1E9574E4EC0A3704...

Signed by: *[Signature]*  
 Buyer: \_\_\_\_\_  
DA4431006FC142E...

*cc  
D*

Please Print: Zurie Clemons

Please Print: Thomas Venzen

Prepared by: Zurie Clemons  
*[Signature]*

GINA PIMENTEL  
RECORDER

2024-030821

STATE OF INDIANA  
LAKE COUNTY

4:18 PM 2024 Oct 28

RECORDED AS PRESENTED