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Zandstra Realty  
43650 - 3rd St  
Highland, IN 46322

653384

RESTRICTIVE COVENANTS

DECLARATION of Restrictive Covenants made this 9th day of December, 1981, by RICHARD A. GUESS and CAROL J. GUESS.

WITNESSETH THAT:

WHEREAS, Declarants are the owners of real property commonly known as 2203-45th Street, in Highland, Indiana, and legally described as follows:

The West Half of the South Half of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter of Section 29, Township 36 North, Range 9 West of the 2nd Principal Meridian, except the East 550 thereof and except the West 30 feet and the South 30 feet thereof reserved for public roads and except the North 10 feet thereof reserved for public alley, all in the Town of Highland, Lake County, Indiana.

27-25

**FILED**

DEC 10 1981

*Louis O. ...*  
AUDITOR LAKE COUNTY

STATE OF INDIANA, S.S. NO  
LAKE COUNTY  
FILED FOR RECORD  
DEC 10 3 39 PM '81  
WILLIAM BIEDSKI JR.  
RECORDER

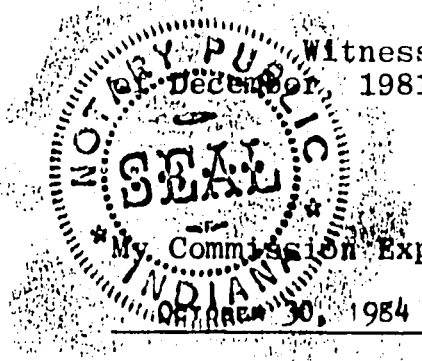
WHEREAS, the Board of Trustees of the Town of Highland, Indiana, on April 27, 1981, did approve the Plan Commission recommendation to rezone the property at 2203-45th Street, in Highland, Indiana, from R-1 to B-1, subject to certain restrictions running with the land to be recorded with the Lake County Recorder's Office;

WHEREAS, William Zandstra and Elizabeth Zandstra were the legal owners of the real estate hereinabove described on April 27, 1981, when the Plan Commission recommendation to approve the rezoning of the property from R-1 to B-1 was approved by the Board of Trustees of the Town of Highland, and William Zandstra and Elizabeth Zandstra did convey all of their right, title, and interest to said property at 2203-45th Street, Highland, Indiana, to Declarants herein on November 10, 1981;

432 700

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF LAKE )

Personally appeared before me, a Notary Public in and for said County and State, Richard A. Guess and Carol J. Guess, who acknowledged their signatures to the above and foregoing Restrictive Covenants as their free and voluntary act and deed for the uses and purposes set forth therein.



Witness my hand and notarial seal this 9TH day of December, 1981.

Burdette H. Zandstra  
Notary Public BURDETTE H. ZANDBTRA

County of Residence: LAKE

This instrument prepared by: Rhett L. Tauber, Attorney at Law  
404 E. 86th Avenue  
Merrillville, IN 46410

NOW, THEREFORE, Declarants hereby declare that the real property described above is, and shall be, held, transferred, sold, conveyed, used and occupied subject to the following covenants:

1. That the present driveway off of 45th Street shall not be used for customers of the business establishment located on said property.

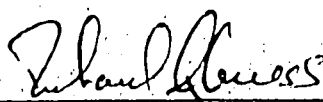
2. That the driveway entrance located off of Prairie Avenue shall be a distance of not less than forty feet (40') from 45th Street.


3. These restrictive covenants shall run with the real estate presently owned by Declarants at 2203-45th Street, Highland, Indiana, and legally described as follows:

The West Half of the South Half of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter of Section 29, Township 36 North, Range 9 West of the 2nd Principal Meridian, except the East 550 feet thereof and except the West 30 feet and the South 30 feet thereof reserved for public roads and except the North 10 feet thereof reserved for public alley, all in the Town of Highland, Lake County, Indiana,

and the foregoing covenants and restrictions shall be binding upon the Declarants, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the Declarants, RICHARD A. GUESS and CAROL J. GUESS, have executed these restrictive covenants this 9th day of December, 1981.

  
RICHARD A. GUESS

  
CAROL J. GUESS