800791

Real Estate Mortgage

This Indenture Witnesseth. That Francis Lee McConnell and Billie

Jean McConnell, Husband and Wife

Indiana County, in the State of of Lake

Mortgage and Warrant to Mary Lou McCune

of Cook County, in the State of Illinois

, the following described

County, in the State of Indiana, as follows, to wit: Real Estate in Lots Fourteen (14) and Fifteen (15) in Block Two (2) as marked and laid down on the recorded plat of Woodlawn Second Subdivision, being a subdivision of the Northwest Quarter of the Northwest Quarter of Section Twenty-nine (29), Township Thirty-Six (36) North, Range Eight (8) West of the Second Principal Meridian, in Lake County, Indiana, as the same appear of record in Plat Book 21, page 47, in the Recorder's Office of Lake County. This conveyance given subject to the covenant that the grantee hereunder will not transfer the within described property to, or allow occupancy by, any person or persons not of the Caucasian race, as set forth in previous deeds of record; also subject to taxes and assessments payable after the date hereof. Also subject to the following restrictions which are covenants to run with the land and shall be binding on all parties and all persons claiming hereunder for a period of sixty (60) years:

(1) No building occupying less than 800 sq. ft. shall be erected.

(1) No building occupying less than 800 sq. ft. shall be erected.
(2) All unattached garages must be built 4 ft. from the alley.
(3) Restricted to one single residence and one single or double garage per lot, said residence and/or garage no convertible to business use.

(4) No temporary structure of any kind shall be erected.(5) Business buildings and signs allowed on Ridge Road lots only.

(6) No out-houses, cabins, stands, sheds, trailers, large trucks, junk yards, trash piles or machinery permitted on premises.
(7) Buildings, grounds and un-garaged vehicles must be kept in a clean and neat condition

and appearance.

(8) All buildings except unattached garages must be erected on a building line 25 ft. to 35 ft. from the street line.

(9) No garage, basement, tent, barn or any truck, trailer, vehicle or any building other than a permanent home shall be used as a residence or living quarters, either permanently or temporarily.

and the mortgagor S expressly agree to pay the sum of money above secured, without relief from valuation or appraisement laws; and upon failure to pay any one of said notes, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then all of said notes are to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said notes are paid, said mortgagor S will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon in sured for the benefit of the mortgagee, as t heirinterest may appear and the policy duly assigned to the mortgagee, to the amount of Three Thousand Five Hundred (\$3500.00) and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with per cent interest thereon, shall be a part of the debt secured by this mortgage. (\$3500.00)

In Witness Whereoj	the said mortgag	gor ha ^{ye} hereunto	set their	hands and
seal this 26th	day of	April	19 85	j
Francis Lee M	Council (Seal)	Billie Jean	n McConnell	nel(Seal)
	(Seal)_	•		(Seal)
	(Seal)_			(Seal)
STATE OF INDIANA,	Porter	COUNTY, 88:		
	Before me, the undersigned, a April	Notary Public in and in April	for said County, th	is26
	Francis Lee M	cConnell and		
	McConnell			
	, an	d acknowledged the ex	cution of the fore	going instrument.
	Witness my hand and official	seal.	.01	
War Commission against	3-2-87	David L. UM	doter	Notary Public

This instrument prepared by:

David L. Chidester Attorney at Law