

R-43188

526258

INDIANA TITLE INSURANCE COMPANY
INDIANA DIVISION

This Indenture Witnesseth, that MERCANTILE NATIONAL BANK OF INDIANA, as Trustee,
under the provision of a Trust Agreement dated January 2, 1974, and known
as Trust Number 3164, does hereby grant, bargain, sell and convey to: Chas Ret to:

809896

1st BANK OF WHITING, TRUST #1258

AFTER RECORDING RETURN TO
THE FIRST BANK OF WHITING
9701 INDIANAPOLIS BLVD.

HIGHLAND, INDIANA 46322

P.O. Box 109

Crown Point, IN 46307

of LAKE County, State of INDIANA, for and in consideration of the sum
-----ONE AND NO/100 (\$1.00)----- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real

estate in LAKE County, State of INDIANA, to-wit:

Rider Attached here to becomes a part hereof.

STATE OF INDIANA S.S. NO
LAKE COUNTY
FILED FOR RECORD
APR 30 9 15 AM '79
WILLIAM BLESKI JR.
RECORDER
JUL 3 11 00 AM '85
STATE OF INDIANA S.S. NO
LAKE COUNTY
FILED FOR RECORD
APR 30 9 15 AM '79
WILLIAM BLESKI JR.
RECORDER
JUL 3 11 00 AM '85

Lot Number Thirty-One (31), HOMESTEAD ACRE SECOND (2nd) ADDITION, to
Town of St. John, Lake County, Indiana #12-67-2
Lot Number Ninety-One (91), HOMESTEAD ACRE THIRD (3rd) ADDITION, to the
Town of St. John, Lake County, Indiana. #12-68-8
Lot Numbers Sixty-Nine (69), HOMESTEAD ACRE FOURTH (4th) ADDITION, to the
Town of St. John, Lake County, Indiana #12-70-4
Lot Numbers Seventy-Eight (78), Ninety-Six (96), Ninety-Seven (97), Ninety-
Nine (99), One Hundred One (101), One Hundred Five (105), HOMESTEAD ACRE FOURTH
(4th) ADDITION, to the Town of St. John, Lake County, Indiana. #12-70-13, #12-70-18, 19,
21, 22, 23, 24
Lot Numbers One Hundred Fifteen (115), One Hundred Seventeen (117), One Hun-
dred Nineteen (119), One Hundred Twenty (120), One Hundred Twenty-two (122), One
Hundred Twenty-three (123), One Hundred Twenty-five (125), One Hundred Twenty-
Six (126), HOMESTEAD ACRE FIFTH (5th), ADDITION to the Town of St. John, Lake
County, Indiana. #12-72-7, 9, 11, 12, 14, 15, 17, 18
Lot Numbers Fifty-Nine (59), Sixty (60), Sixty-four (64), Eighty-One (81),
Eighty-two (82), Eightythree (83), Eighty-five (85), Eighty-Six (86), Eighty-
Seven (87), HOMESTEAD ACRE SIXTH (6th) ADDITION, to the Town of St. John, Lake
County, Indiana. #12-75-5, 6, 10, 12, 13, 14, 16, 17, 18

THIS DEED BEING RE-RECORDED TO CORRECT RESTRICTIONS OF RECORD

attested by its Trust Operations Officer, and its corporate seal to be hereunto annexed
this 12th day of April, 1979.

MERCANTILE NATIONAL BANK OF INDIANA
as Trustee

ATTEST
Andres Roche
Andres Roche, Trust Operations Officer

By Franklin J. Black
Franklin J. Black, Vice President
Trust Officer

STATE OF INDIANA, COUNTY OF LAKE

Before me, a Notary Public, in and for said County and State, this 12th day of April, 1979, personally appeared Franklin J. Black, Vice President and Trust Officer
and Andres Roche, Trust Operations Officer
of MERCANTILE NATIONAL BANK OF INDIANA, who
acknowledged the execution of the forgoing instrument as the free and voluntary act of said corporation, and as their
free and voluntary act, acting for such corporation, as Trustee.

GIVEN under my hand and notarial seal this 12th day of April, 1979.
Louise M. Johnson
Notary Public

County Residence: Lake
APR 27 1979
MNR 74
81
AUDITOR LAKE COUNTY

Franklin J. Black, Member
Indiana Bar Association

1052 950

Subject to the following restrictions:

Taxes for the year 1978 payable in 1979 and thereafter.
All restrictions and easements of record if any.
Consideration of this deed is for vacant land only.
Also attach list of restrictions on attached sheet.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said MERCANTILE NATIONAL BANK OF INDIANA, as Trustee, a Corporation, has caused this Deed to be signed by its Vice President and Trust Officer, and attested by its Trust Operations Officer, and its corporate seal to be hereunto affixed this 12th day of April, 1979.

MERCANTILE NATIONAL BANK OF INDIANA
as Trustee

By *Franklin J. Black*
Franklin J. Black, Vice President
Trust Officer

ATTEST

Andres Roche
Andres Roche, Trust Operations Officer

STATE OF INDIANA, S. NO
LAKE COUNTY
FILED FOR RECORD
APR 30 9 18 AM '79
WILLIAM BLESKI JR
RECORDER

STATE OF INDIANA, COUNTY OF LAKE:

Before me, a Notary Public, in and for said County and State, this 12th day of April, 1979, personally appeared Franklin J. Black, Vice President and Trust Officer, and Andres Roche, Trust Operations Officer, of MERCANTILE NATIONAL BANK OF INDIANA, who acknowledged the execution of the forgoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act, acting for such corporation, as Trustee.

GIVEN under my hand and notarial seal this 12th day of April, 1979.
My Commission Expires: 5/9/81
Louise M. Johnson
Louise M. Johnson, Notary Public

County Residence: Lake APR 27 1979

MNR 711
87

Louise M. Johnson
ment was prepared by Indiana Bar Association
AUDITOR LAKE COUNTY

Franklin J. Black, Member

1052 950

CORRECTED RESTRICTIONS APPLICABLE TO HOMESTEAD ACRES
2ND ADDITION, LOT 31; HOMESTEAD ACRES 3RD ADDITION,
LOT 91, TOWN OF ST JOHN, INDIANA

1. All lots in this addition shall be used for residential purposes only.
2. There shall be a minimum setback line of 40 feet.
3. (A) All one story residential structures with basements shall have a minimum 1st floor area of 1400 sq. ft.
(B) All 1½ story residential structures with basements shall have a minimum 1st floor area of 1200 sq. ft.
(C) All tri-level and bi-level residential structures shall have a minimum 1st floor area of 1400 sq. ft., not including the lower levels of said structure. Lower level finished, on tri-levels.
(D) All 4 level split with attached garage residential structures shall have a minimum 1st floor area of 1400 sq. ft., not including the lower levels of said structure. Third level must be finished.
(E) All 2 story residential structures with basements shall have a minimum total area of 2200 sq. ft. of living area, plus attached garage. The minimum square footage without attached garage shall be 2400 sq. ft.
(F) All residential structures without a basement or on a concrete slab shall have a minimum 1st floor area 30% greater than listed above. This does not pertain to tri-level or bi-level structures where a portion of the structure may not have a full basement.
(G) The above minimum areas do not include porches, breezeways, or attached garages.
(H) All residences must have garages attached in some manner. All driveways to be either concrete or black top.
(I) All residences must have masonry chimneys.
4. No structures of temporary character, trailer, basement, tent, shack, barn, or outbuildings shall be used on any tract in this addition at any time as a residence, either temporarily or permanently.
5. No building previously constructed elsewhere shall be moved upon any tract in this addition.
6. Fuel tanks if used shall either be buried outside the structure or be placed inside the basement.
7. All lots must have 5' front sidewalks and sidewalk grades shall be established by the Town Engineer, and position of walk by Engineer or Developer.
8. Out of ground swimming pools must be within a fenced area.
9. No residence or structure shall be commenced, erected, or maintained on any lot in this addition until the construction plans and specifications have been submitted to and approved by duly authorized agents or assigns, and approved by same. A copy of these plans shall be left on file with the Trustee.
10. These restrictions and conditions may also be enforced by the owner or owners of any lot in this addition by proceeding against anyone violating or attempting to violate any restriction, which proceeding may be to restrain such violation or to recover damages, or both.
11. The conveyance of all lots in this addition shall be subject to the above restrictions and conditions for a period of twenty (20) years from the date of the recording of this addition with the recorder of Lake County, Ind.

CORRECTED RESTRICTIONS APPLICABLE TO HOMESTEAD ACRES
4TH ADDITION, LOTS 69, 78, 96, 97, 99, 101, 105;
HOMESTEAD ACRES 5TH ADDITION, LOTS 115, 117, 119, 120,
122, 123, 125, 126; HOMESTEAD ACRES 6TH ADDITION,
LOTS 59, 60, 64, 81, 82, 83, 85, 86, 87.

1. All lots in this addition shall be used for residential purposes only.
2. There shall be a minimum setback line of 40 feet unless shown differently on the plat as approved by the Plan Commission.
3.
 - (a) All one story residential structures with basements shall have a minimum 1st floor area of 1800 sq. ft.
 - (b) All 1½ story residential structures with basements shall have a minimum 1st floor area of 1400 sq. ft.
 - (c) All tri-level and bi-level residential structures shall have a minimum 1st floor area of 1600 sq. ft. not including the lower levels of said structure. Lower levels to be finished on tri-levels.
 - (d) All 4 level split with attached garage residential structures shall have a minimum 1st floor area of 1600 sq. ft., not including the lower levels of said structure. Third level must be finished.
 - (e) All 2 story residential structures with basements shall have a minimum total area of 2400 sq. ft.
 - (f) All residential structures without a basement or on a concrete slab shall have a minimum 1st floor area 30% greater than listed above. This does not pertain to tri-level structures where a portion of the structure may not have a full basement.
 - (g) The above minimum areas do not include porches, breezeways, or attached garages.
 - (h) All accessory buildings shall have a minimum size of 14 x 20 ft.
 - (i) All residences must have garages attached in some manner.
 - (j) All residences must have masonry chimneys.
4. No structures of a temporary character, trailer basement, tent, shack, barn, or outbuildings shall be used on any tract in this addition at any time as a residence, either temporarily or permanently.
5. No building previously constructed elsewhere shall be moved upon any tract in this addition.
6. Fuel tanks shall either be buried outside the structure or be placed inside the basement.
7. All sidewalk grades shall be established by the Town Engineer.
8. No residence or structure shall be commenced, erected, or maintained on any lot in this addition until the construction plans and specifications have been submitted to and approved by duly authorized agents or assigns, and approved by same.
9. These restrictions and conditions may also be enforced by the owner or owners of any lot in this addition by proceeding against anyone violating or attempting to violate any restriction, which proceeding may be to restrain such violation or to recover damages, or both.
10. The conveyance of all lots in this addition shall be subject to the above restriction and conditions for a period of twenty (20) years from the date of the recording of this addition with the recorder of Lake County, Ind.
11. A set of all plans must be on file in the sellers office. Agents for approval of house plans are Florian V. O'Day, George M. Fishtorn or their assigns.