

889283

zk mg co

HO A 424486-7 LD
0-4055

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:

RUSSELL R. STANBERRY and PAMELA E. STANBERRY
Husband and Wife

of Cook County, State of Illinois, for and in consideration of the sum of TEN AND NO/100 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:

Lot 278, Homestead Acres 13th Addition to the Town of St. John, *Lake County, Indiana

* as shown in Plat Book 61^{1/2}, page 1

DULY ENTERED
FOR TAXATION

JAN 23 1986

Subject to the following restrictions:

Taxes for the year 1986 payable in 1987 and thereafter. All restrictions and easements of record, if any. Consideration of this deed is for vacant land only. Also, attached list of restrictions on attached sheet.

Anna M. Antos
AUDITOR LAKE COUNTY

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 Senior Vice President & Trust Officer, and attested by its Trust Officer, and its corporate seal to be hereunto affixed this 14th day of November, 1986.

MERCANTILE NATIONAL BANK OF INDIANA
as Trustee

ATTEST:

Louise M. Johnson
Louise M. Johnson, Trust Officer

By *H. F. Smiddy*
H. F. Smiddy, Senior Vice President and Trust Officer

STATE OF INDIANA, COUNTY OF LAKE:

Before me, a Notary Public, in and for said County and State, this 14th day of November, 1986, personally appeared H. F. Smiddy, Senior Vice President and Trust Officer and Louise M. Johnson, Trust Officer of MERCANTILE NATIONAL BANK OF INDIANA, who acknowledged the execution of the foregoing 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 14th day of November, 1986.

My Commission Expires:

8/9/89

Lois Monts
Lois Monts

Notary Public

This instrument was prepared by H. F. Smiddy, Member Indiana Bar Association

County of Residence: Lake

Street Address: 12316 - 103rd Court, St. John, IN 46373

Mail Tax Statements To: Russell R. & Pamela E. Stanberry

MNB 741

1248

RICHARD J. BEASTICK
RECORDER, LAKE COUNTY CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION
46307

JAN 23 12 AM '86

6150

RESTRICTIONS APPLICABLE TO
HOMESTEAD ACRES 13th
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 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 1200 sq. ft.
 - (b) All 1 1/2 story residential structures with basements shall have a minimum 1st floor area of 1200 sq. ft.
 - (c) Bi-level residential structures shall have a minimum foundation area of 1200 sq. ft.
 - (d) All 2 story residential structures with basements shall have a minimum total area of 2400 sq. ft.
 - (e) 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.
 - (f) The above minimum areas do not include porches, breezeways, or attached garages.
 - (g) All accessory buildings shall have a minimum size of 14 x 20 ft.
 - (h) All residences must have garages attached or provisions for future detached garages.
 - (i) All residences must have masonry chimneys on exterior of house.
4. No structure of a temporary character, trailer, basement, tent, shack, barn, or outbuilding 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 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, Indiana.
11. A set of all plans must be on file in the seller's office.
12. To the extent that any of the above restrictions or parts thereof are less restrictive than any part of the subdivision regulations or ordinances of the Town of St. John, the greater restriction shall apply.