

973283
This Indenture Witnesseth,

HO 433686-87

HO557D
Security Co.

that MERCANTILE NATIONAL BANK OF INDIANA, as Trustee,
January 2, 1974, and known

under the provision of a Trust Agreement dated
as Trust Number 3164, does hereby grant, bargain, sell and convey to:
PAUL M. WHITENER AND COMPANY, INC.

of Lake County, State of Indiana, for and in consideration of the sum
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 No. 285, Homestead Acres, 13th Addition to the
Town of St. John, Lake County, Indiana as recorded
in Plat Book 61, page 1.

DULY ENTERED
FOR TAXATION

APR 18 1988

#52-63-16

Subject to the following restrictions: *Anna N. Antone*
AUDITOR LAKE COUNTY

All taxes for the year 1988 payable in 1989 and thereafter.
All restrictions and easements of record if any. Consideration of this deed is for vacant land only. Also, a list of restrictions on attached sheet.

APR 19 1988
25 PM '88

INDIANA TITLE INSURANCE COMPANY
INDIANA DIVISION
RECORDED, LAKE COUNTY
CROWLEY & HOFFMAN
LAKE COUNTY
FILED FOR RECORD

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 Trust Officer, and attested by its Vice President and Trust Officer, and its corporate seal to be hereunto affixed this 11th day of March, 1988.

MERCANTILE NATIONAL BANK OF INDIANA
as Trustee

By *Louise M. Johnson*
Louise M. Johnson, Trust Officer

ATTEST
Gregory Marx
Gregory A. Marx, Vice President
and Trust Officer
STATE OF INDIANA, COUNTY OF LAKE

Before me, a Notary Public, in and for said County and State, this 11th day of March, 1988, personally appeared Louise M. Johnson, Trust Officer and Gregory A. Marx, Vice President and 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 11th day of March, 1988.

My Commission Expires:
5/21/91

Lorraine S. Kovach
Lorraine S. Kovach Notary Public

This instrument was prepared by Gregory A. Marx, Member Indiana Bar Association

County of Residence: Lake
Street Address: 12225 - 103rd Court St. John, Indiana 46373
Mail Tax Statements To: Paul M. Whitener and Company, Inc.

22099

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 sidewalks 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 sellers 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.