

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:
SHARON K. MC CARTHY

438720
O'Leary Johnston
St. John Project
2930 Ridge Rd.
Highland, IN 46322

997389

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

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:

Key 12-81-3
Lot 130, Homestead Acres, 7th Addition to the Town of
St. John, Lake County, Indiana. Plat Book 49, page 146.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

SEP 13 1988

Subject to the following restrictions:

Taxes for the year 1989 payable in 1990 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.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in 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 Trust Investment Officer, and its corporate seal to be hereunto affixed this 28th day of July, 1988.

MERCANTILE NATIONAL BANK OF INDIANA
as Trustee

ATTEST:

Edward A. Studzinski, Trust

Investment Officer

STATE OF INDIANA, COUNTY OF LAKE:

Before me, a Notary Public, in and for said County and State, this 11th day of August, 1988, personally appeared Louise M. Johnson, Trust Officer and Edward A. Studzinski, Trust Investment 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 August, 1988.

My Commission Expires:

5/21/91

Lorraine S. Kovach
Lorraine S. Kovach Notary Public

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

County of Residence: Lake

Street Address: 9994 Olcott Avenue, St. John, IN 46373

Mail Tax Statements To: Sharon K. McCarthy

LILLIAN A. BLASTICK
RECORDER, LAKE COUNTY
CROWN POINT, INDIANA 46007
FILED FOR RECORD
LAKE COUNTY
SEP 14 1 18 PM '88

Handwritten initials and date: 6-20-88

RESTRICTIONS APPLICABLE TO
HOMESTEAD ACRES, 7TH ADDITION LOT 130
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 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 2½-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 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.
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.