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4505 446063 LD
Deaton & Associates
2930 Ridge Road Blvd

This Indenture Witnesseth,

that THE FIRST BANK OF WHITING, as Trustee, under the provision of a Trust Agreement dated September 29, 19 76, and known as Trust Number 1258, does hereby grant, bargain, sell and convey to:

**Jack W. Davids and Nancy A. Davids,
Husband and Wife**

of Lake County, State of Indiana, for and in consideration of the sum Ten and no/100 Dollars, and other goods and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

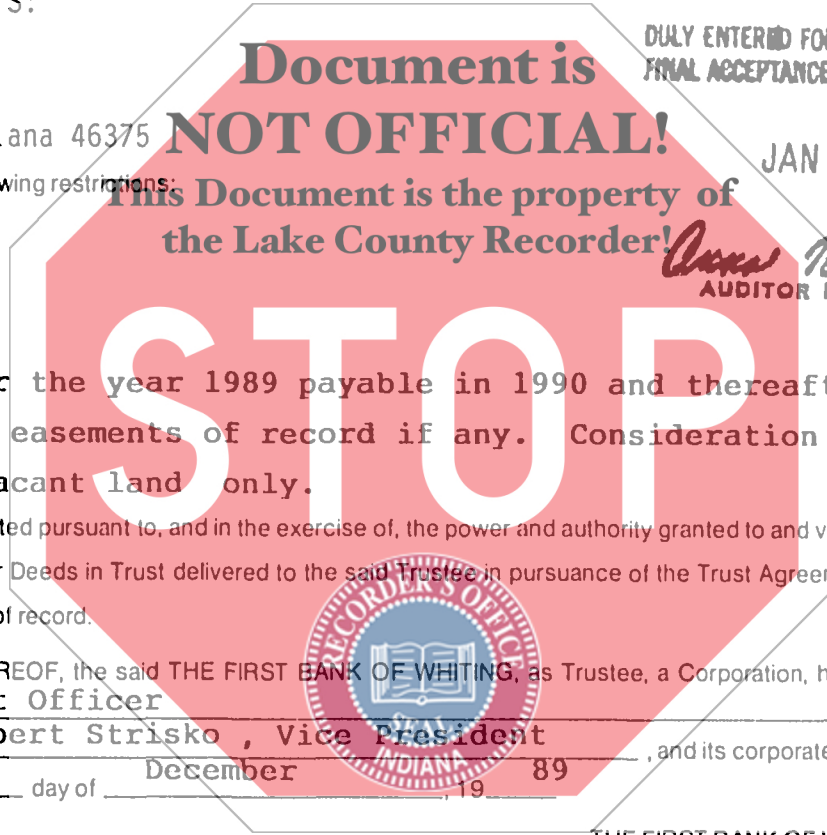
Lot 119, Homestead Acres 5th Addition to the Town of St. John, as shown in Plat Book 47, Page 94, in Lake County, Indiana.

#12-72-11

MAIL TAX STATEMENTS:

Jack Davids
103 Mulberry
Scherverville, Indiana 46375

Subject to the following restrictions:



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 30 1990

Anna N. Patton
AUDITOR LAKE COUNTY

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.

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 THE FIRST BANK OF WHITING, as Trustee, a Corporation, has caused this Deed to be signed by its Trust Officer Robert Strisko, Vice President, and attested by its Robert Strisko, Vice President, and its corporate seal to be hereunto affixed. This 13th day of December, 19 89

THE FIRST BANK OF WHITING

as Trustee

ATTEST:

Robert Strisko

Robert Strisko, Vice President

By

Carolyn A. Mayer
Carolyn A. Mayer
Trust Officer

STATE OF Indiana, COUNTY OF Lake:

Before me, a Notary Public, in and for said County and State, this 13th day of December 19 89, personally appeared Carolyn A. Mayer, Trust Officer and Robert Strisko, Vice President

of THE FIRST BANK OF WHITING, 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 13th day of December, 19 89

My Commission Expires:

June 7, 1993

Ginger Tuscan

Ginger Tuscan

Notary Public

County of Residence: Newton

This instrument was prepared by John M. O'Drobinak

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CHICAGO TITLE INSURANCE COMPANY
RECORDS DIVISION

STATE OF INDIANA'S S. NO.
LAKE COUNTY
FEB 1 1 23 PM '90
RECORDS

RESTRICTIONS APPLICABLE TO
HOMESTEAD ACRES 5TH ADDITION LOT 119
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 1½-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 base-ment, tent, shack, barn, or outbuildings shall be used on any tract in this addition at any time as a resi-dence, 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 struc-ture 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 sub-mitted 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 re-cording 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. Wishtorn or their assigns.