

097756 Warranty Deed

This Indenture Witnesseth, That FLORIAN V. O'DAY FAMILY PARTNERSHIP, A.K.A. O'DAY AND COMPANY, A PARTNERSHIP UNDER THE TERMS OF A CERTAIN PARTNERSHIP AGREEMENT DATED 1/1/74, AS TO AN UNDIVIDED 48% INTEREST; KATHRYN O'DAY AS TRUSTEE U/A/D 12/12/78, AS TO AN UNDIVIDED 26% INTEREST; FLORIAN V. O'DAY, AS TRUSTEE U/A/D 11/6/78, AS TO AN UNDIVIDED 26% INTEREST

of Lake County, in the State of Indiana
Convey and Warrant to PAUL M. WHITENER AND COMPANY INC.

of Lake County, in the State of Indiana, for and in consideration
of -----TEN AND NO/100-----Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in Lake
County in the State of Indiana, to-wit:

52.70

Document is NOT OFFICIAL

Lot#6, Patnoe 1st Addition to the Town of St. John, Lake County, Indiana as shown in Plat Book 66 Page 45
 Subject to the following restrictions:
the Lake County Recorder!

All 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, a list of restrictions on attached sheet.
 Commonly known as: 12535 W. 105th Street
 St. John, Indiana

RECORDER'S OFFICE
 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 SEAL
 INDIANA APR 30 1990

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

Anna N. Antos
AUDITOR LAKE COUNTY

In Witness Whereof, The said Kathryn O'Day and Florian V. O'Day

have hereunto set their hand and seal, this 18th day of April, 1990

Kathryn O'Day (Seal) *Florian V. O'Day* (Seal)
 Kathryn O'Day Trustee Florian V. O'Day, Managing Partner
 Trust Dated December 12, 1978 Florian V. O'Day, Family Partnership, A.K.A.
 O'Day & Company, A Partnership
 (Seal) *Florian V. O'Day* (Seal)
 Florian V. O'Day, Trustee
 Trust Dated November 6, 1978.

This instrument prepared by:
F.V. O'Day 10117 Kennedy Avenue, Highland, Indiana 46322
Mail tax statements to: Paul M. Whitener P.O. Box 310 St. John, Indiana 001454

STATE OF INDIANA
LAKE COUNTY
APR 30 1 55 PM 1990
ROBERT HARRIS
RECORDER

STATE OF INDIANA, Lake COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 18th day of April, A.D., 1990, personally appeared the within named

Kathryn O'Day and Florian V. O'Day

Grantor^s in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires February 10, 1991 Betty Novath Notary Public, Betty Novath, Resident Lake County

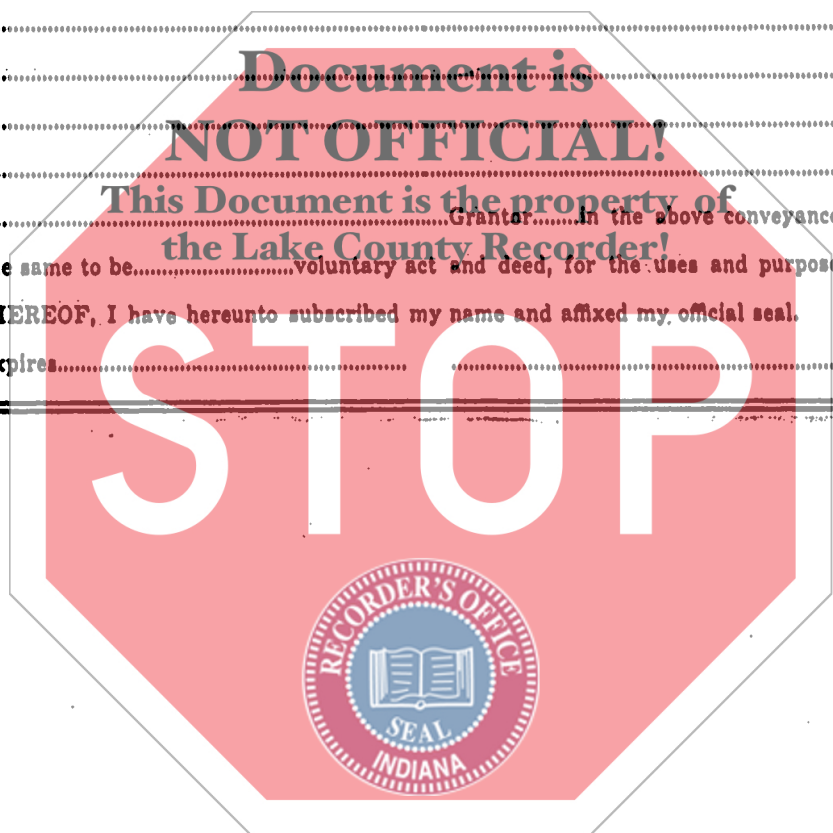
STATE OF INDIANA, COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this day of , A.D., 19, personally appeared the within named

Grantor in the above conveyance, and acknowledged the execution of the same to be voluntary act and deed, for the uses and purposes herein mentioned

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires Notary Public.



WARRANTY DEED

FROM TO

Received for record this day of , 19 at o'clock M., and Recorded in Book No. page

Recorder County

Duly entered for taxation this day of , 19 Auditor's fee \$

Auditor County

CEUTATED LEGAL FORMS, INC. PO BOX 34 POWERS BEACH, FL 32064

Form No. 101

RESTRICTIONS APPLICABLE TO PATNOE
1st ADDITION

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 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 proceedings 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.