

91009514

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 11/06/78, AS TO AN UNDIVIDED 26% INTEREST

of Lake County, in the State of Indiana Convey and Warrant

PAUL M. WHITENER & COMPANY, INC.

of Lake County, in the State of Indiana, for and in consideration of the sum 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:

Lot# 43, Patnoe 2nd. Addition to the Town of St. John, Lake County, Indiana. also known as: 12543 Patnoe Drive, St. John, Indiana 46373 Subject to the following restrictions:

All taxes for the year 1990 payable in 1991 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.

This Document is the property of the Lake County Recorder

(Key No. 52-1-9)

52-71-71

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 27 1991

Anna N. Antos AUDITOR LAKE COUNTY



CHICAGO TITLE INSURANCE COMPANY FILED FOR RECORD INDIANA DIVISION

FEB 28 1 31 PM '91 ROBERT J. BELAND LAKE COUNTY RECORDER

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

have hereunto set their hands and seal, this 7th day of December 19 90

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)

(Seal) Florian V. O'Day (Seal) Florian V. O'Day, Trustee Trust Dated November 6, 1978

STATE OF INDIANA, Lake COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 7th day of December 19 90 came

Kathryn O'Day and Florian V. O'Day

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal

My Commission expires 2/10/91

Betty Novack Notary Public Betty Novack, Resident of Lake Co

This instrument prepared by: F.V. O'Day Mail tax statements to: Paul M. Whitener & Co. P.O. Box 310 St. John, IN 46784

900 ct

RESTRICTIONS APPLICABLE TO PATNOE
2nd 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 620 sq. ft.
 - (b) All 1½ 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, breeze-ways 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, ~~This Document is the property of the Lake County Recorder!~~ 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 re-cover 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.