

91022254

# 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, ALSO KNOWN AS O'DAY FAMILY PARTNERSHIP

of Lake County, in the State of Indiana  
to Mercantile National Bank of Indiana, as Trustee, under Trust #2705  
dated April 28, 1969  
12243 - 102nd Street, St. John, Indiana 46373  
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:

*Key # 52-51-15*

Lot 206, Homestead Acres 9th Addition to The Town of St. John, Lake County, Indiana.  
\*as shown in Plat Book 49, page 128  
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!



MAIL TAX STATEMENTS TO:  
2302 Robin Hood Blvd.  
Scherville, Indiana 46375

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 30 1991



*Anna M. Anton*  
AUDITOR LAKE COUNTY

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

has hereunto set his hand and seal, this 1st. day of April 19 91

\_\_\_\_\_  
(Seal) *Florian V. O'Day* (Seal)  
Florian V. O'Day, Managing Partner  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, Lake COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 1st. day of April 19 91, came

Florian V. O'Day, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal

My Commission expires Feb. 10, 1995

*Betty Novath*  
Betty Novath Notary Public

This instrument prepared by: F.V. O'Day Resident of Lake County 0160

INDIANA TITLE INSURANCE COMPANY

MAY 10 1 33 PM '91  
ROBERT B. FREELAND  
RECORDER

RESTRICTIONS APPLICABLE TO  
HOMESTEAD ACRES — ADDITION UNIT  
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 1400 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 1400 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 structures of a temporary nature, 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.