

Deed No. 61

Sunnyside Avenue, from Jefferson Blvd.,
to Mc Kinley Avenue.

Superseded by Deed No. 76

JK

61

Quit Claim DEED

*Harnet C Studebakers
Eda S Kuhus, E Louis Kuhus
and Helene S Ulrichs*

TO

The Municipal
CITY OF *South Bend,*

DULY ENTERED FOR TAXATION.

The *28* day of *Jan.*, 190*2*

John M Brown AUDITOR.

RECEIVED FOR RECORD.

The *JAN 23 1902* day of *1*

at *2* o'clock *P* M., and recorded
in Record *119* page *596*

J P Reel Recorder
St Joseph County.

WILLIS A. BUGBEE,

ATTORNEY AT LAW



South Bend*

St JOSEPH COUNTY,
INDIANA.

SOLE PROPRIETOR OF

ANDERSON'S ABSTRACTS OF TITLE

The Original, Oldest and most
Complete, showing all Judgments,
Wills, Liens, Deeds, Mortgages and
other Records affecting Title to
Land in St JOSEPH COUNTY.

OFFICE OVER THE
ST. JOSEPH CO. SAVINGS BANK,
122 - 124 NORTH MAIN STREET.

**Be careful and have a Good Title before
you invest, and so avoid Loss and
Trouble and save Time and
Money.**

THE CHAIN OF TITLE should be direct and perfect, and
no defects nor errors in any of the deeds should exist.

There should be no interest of heirs or widows outstanding.

There should be no Mortgages, Trust Deeds, Mechanics'
Liens, Judgments, Attachment Liens, Tax Title, Assessments,
Leases, Liens by Execution, nor other liens nor incumbrance
of any kind. All Wills in the Title should be clear in their
terms, in due form, and duly probated. If the property was
ever obtained by descent, the intestate's estate must have been
duly settled in court. If ever sold at Sheriff's, Executors,
Administrator's, Guardian's Commissioner's or other judicial
sale, under any decree of court, all of the proceedings must be
in conformity with the Statute. The title must be for the fee
simple, and no life estate, nor right to reversion, nor remainder
must exist, nor the property be liable to forfeiture for breach
of condition subsequent. These, with many other requirements
to be shown of record, too numerous to mention, should be
ascertained, and all facts external to the records, and all
statutes or decisions of the courts, affecting the rights of
ownership, or possession of the land should be shown.

FOR SAFETY, CONSULT

Anderson's Abstracts of Title

TO EVERY FOOT OF LAND IN ST. JOSEPH CO.

ESTABLISHED A. D. 1856.

- If you want an Abstract of Title,
- If you want an Opinion of Title,
- If you want a Statement of Incumbrances,
- If you want a Deed drawn,
- If you want a Mortgage drawn,
- If you want a Contract drawn,
- If you want a Lease drawn,
- If you want to Borrow Money,

If you want anything pertaining to Real Es-
tate, Titles or Conveyancing, call upon

WILLIS A. BUGBEE, Prop'r,

SOUTH BEND, INDIANA.

INDEXED
COMPILED

This Indenture Witnesseth.



That Harriet C. Studebaker (Widow) Ida Studebaker Kulms and
F. Louis Kulms (her husband) of Helene Studebaker Ulrich (unmarried)

of St. Joseph County in the State of Indiana,

CONVEY AND Quit Claim

To The Municipal City of South-Bend.

of St. Joseph County in the State of Indiana, its successors ~~has~~ and assigns for the sum of
One (\$ 1⁰⁰) ~~Dollars~~ Dollars

The following Real Estate in St. Joseph County in the State of Indiana, To wit:

A parcel of land for a public Street, bounded by a line running as follows viz:
Beginning at a point distant East thirteen hundred and fifty (1350) feet from the
North West corner of Section No. Seven (7), Township No. thirty Seven (37) North, Range No.
three (3) East; thence South to the North line of Jefferson Street; thence South Easterly on
the North line of Jefferson Street to a point fifty (50) feet at right angles East; thence
North parallel with the West line, and fifty (50) feet distant therefrom, to the North line of
said Section No. Seven (7); thence West fifty (50) feet to the place of beginning, according
to survey of John P. Meighan & Co. and accepted by the Department of Public Works, as and for a
public Street to be designated as "Summyside Avenue" on January 14th 1902, and in pursuance thereof,
the said Grantors by this deed convey and dedicate to said City the above described parcel of land
for the uses and purposes of a public street, within the territory of said City.

~~And covenants, conditions, terms, heirs and personal representatives that they have lawfully seized of the premises,
have good right to convey the same and guarantee the quiet possession thereof that the same are free from all incumbrances
and that they will warrant and defend the title to the same against all lawful claims.~~

In Witness Whereof they have hereunto set their hands and seals this 25th day of January A.D. 1902

North West corner of Section Seven (7); thence South Easterly on
three (3) East; thence South to the North line of Jefferson Street; thence South Easterly on
the North line of Jefferson Street to a point fifty (50) feet at right angles East; thence
North parallel with the West line, and fifty (50) feet distant therefrom, to the North line of
said Section Seven (7); thence West fifty (50) feet to the place of beginning according
to survey of John P. Beighan C.E. and accepted by the Department of Public Works, as and for a
public Street to be designated as "Simmside Avenue" on January 14th 1902, and in pursuance thereof,
the said Grantors by this deed convey and dedicate to said City the above described parcel of land
for the uses and purposes of a public street, within the territory of said City.

~~And warrant to their heirs and personal representatives that they have lawfully seized of the premises,
and have good right to convey the same and guarantee the quiet possession thereof that the same shall be free from all incumbrances
and that they will warrant and defend the title to the same against all lawful claims.~~

In Witness Whereof they have hereunto set their hands and seals this 25th day of January A.D. 1902

Harriet C. Studebaker LS
Helene Studebaker Ulrich LS
Ida Studebaker Kuhns LS
Louis Kuhns LS

State of Indiana, St. Joseph County S.S.

Before me, the undersigned, a Notary Public
in and for said County, came Harriet C. Studebaker, Ida Studebaker Kuhns
E. Louis Kuhns her husband and Helene Studebaker Ulrich,
and acknowledged the execution of the above Deed

Witness my hand and Notarial seal this 25th day of January A.D. 1902

Willis A. Bungee LS

NOTARY PUBLIC
Commission Expires July 28th 1903

