

Deed #267

Fire Station # 11

p. 53 Sidwell

ALSO SEE

#1352.

Sold

WARRANTY DEED

JOHN SCHLECHT and MARIE SCHLECHT,
Husband and Wife,
TO
THE MUNICIPAL CITY OF SOUTH
BEND, INDIANA.

DULY ENTERED FOR TAXATION

This... day of... 19...
Auditor
By... Deputy

RECEIVED FOR RECORD

This... day of... 19...
Auditor
at... o'clock... M., and recorded
in Record... Page...
Recorder
County
By... Deputy

IDEN S. ROMIG
ATTORNEY AT LAW
4th Floor J. M. S. Bldg.
South Bend, Ind.

8018257

WARRANTY DEED

This Indenture Witnesseth, That JOHN SCHLECHT and MARIE SCHLECHT,
Husband and Wife,

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO., INDIANA

Transfer 6531
Taxing Unit EP
Date 10-21-80

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

CONVEY AND WARRANT

to THE MUNICIPAL CITY OF SOUTH BEND

of..St..Joseph.....County, State of Indiana.....heirs and assigns, for the sum of..Ten.....
Thousand..(\$10,000.00).....DOLLARS,

the following Real Estate in.....St. Joseph.....County, in the State of.....Indiana....., to-wit:

Lots Numbered Twenty (20) and Twenty-one (21)
in Jacob Miller's Addition to the City of South Bend,
Indiana.

Subject to street and sewer assessments.

OCT 21 3 33 PM '80
ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

And COVENANT for...themselves, their.....heirs and personal representatives that they are.....
lawfully seized of the premises, ha...ve...good right to convey the same and GUARANTEE the quiet possession
thereof, that the same are free from all encumbrance and that....they.....will WARRANT AND DEFEND
THE TITLE to the same against all lawful claims.

In Witness Whereof the said JOHN SCHLECHT and MARIE SCHLECHT, Husband and

.....Wife,.....
ha...ve...hereunto set...their.....hand... and seal this...18th...day of...September...A. D. 19...80

John Schlecht (SEAL)
Marie Schlecht (SEAL)

..... (SEAL)
..... (SEAL)
..... (SEAL)

8018257

RE
46
05'E

STATE OF INDIANA.....St. Joseph.....County.

Before me, the undersigned, a.....Notary Public.....in and for said County,

cameJOHN SCHLECHT and MARIE SCHLECHT, Husband and Wife,.....

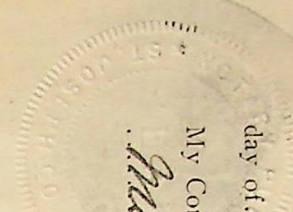
and acknowledged the execution of the above deed. Witness my hand and official seal this.....18th.....

day of.....September.....19.....29.....

My Commission expires

May 14.....19*33*.....

.....*William Lloyd*.....(Seal)
Notary Public



267

WARRANTY DEED

JOHN SCHLECHT and MARIE SCHLECHT,

Husband and Wife,

TO

THE MUNICIPAL CITY OF SOUTH

BEND, INDIANA.

DULY ENTERED FOR TAXATION

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South Bend, Ind.

INDEXED

8018257

MAIL DEED TO:

MAIL TAX BILLS TO:

COPYRIGHT
ST. JOSEPH COUNTY, INDIANA
BAR ASSOCIATION
PROPERTY FORM 103 - 1974

YOUTH SERVICE BUREAU
2222 Lincolnway West
South Bend, IN 46628

SAME

AUDITOR'S RECORD

Transfer No. _____

Taxing Unit _____

Date _____

QUIT-CLAIM DEED

CIVIL CITY OF SOUTH BEND, a municipal corporation,

the Grantor

Release s and Quit-Claims to

YOUTH SERVICE BUREAU,

the Grantee

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration

the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,
in the State of Indiana, described as follows:

Lots 20 and 21 of Jay Miller's addition,
commonly referred to as 2222 Lincolnway West.
Key No. 18-2031-1021.

Subject to all easements and restrictions of record.

Signed and dated on August 5, _____, 1987.

State of Indiana, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Roger O. Parent and Irene K. Gammon,
known to me to be the Mayor and City
Clerk of the Civil City of South Bend,
a municipal corporation of the State
of Indiana.

Roger O. Parent
Signature
ROGER O. PARENT, MAYOR
Typed or printed name

Irene K. Gammon
Signature
IRENE K. GAMMON, CITY CLERK
Typed or printed name

and acknowledged the execution of the foregoing deed on

August 5, _____, 1987.

Jacqueline I. Bell, Notary Public
Signature
Jacqueline I. Bell
Typed or printed name

My commission expires June 5, 1988

Signature

Typed or printed name

Signature

Typed or printed name

Prepared by Thomas L. Bodnar, Chief Deputy City Attorney, 1400 County-City
Building, South Bend, IN 46601
Attorney at Law

LEGAL DEPARTMENT

I. S. ROMIG

CITY ATTORNEY

SOUTH BEND, INDIANA

November 16, 1929

Municipal City of South
Bend, Indiana.

Attention: Board of Public Works

Gentlemen:-

This is to certify that I have made a careful examination of the abstract of title made by Bugbee, Schock and Jackson and Northern Indiana Abstract Company, 68 continuous items in all and last certified to on October 15, 1929, to the following described real estate in St Joseph County, Indiana, to-wit:

Lots Numbered Twenty (20) and Twenty-One (21) as shown on the recorded plat of Jacob Miller's Addition to the City of South Bend, Indiana.

I find from such examination that there is a good and merchantable title, in fee simple, to said real estate in John C. Schlecht and Marie Schlecht, husband and wife, subject to the following clouds and encumbrances, to-wit:

1. The above and other real estate was conveyed to Alixes Coquillard in 1836, as shown at Item 7, and was conveyed by Alexis Coquillard in 1853, as shown at Item 25. There are affidavits in existence showing that Alexis Coquillard was sometimes called Alixes Coquillard and frequently signed his name as A. Coquillard and I think that because of this and of the long lapse of time you can safely waive this defect.

2. At Item 24 John A. Henricks and Lewis G. Comperet who were the owners of the above and other property conveyed on March 22nd, 1852 the above real estate without any wives joining or any statement as to whether married or single. This, however, was at a time when the wife had but a dower interest and for that reason you can safely waive this defect.

3. At Item 33 the above and other real estate was conveyed to David Runckel and at Item 34 David Runckle conveyed the above and other real estate. The pronunciation of these two spellings must be the same and for that reason come under the term of idem sonons and you can safely waive it.

4. At Item 34 David Runckle conveyed the above and other real estate on September 7, 1868 and no wife joins and no statement as to whether married or single. On the same day the grantee in 34 conveyed the real estate to Julia Anne Runckle and at Item 37 David Runckle, widower, and Sarah Jane Peak and husband, in 1873, conveyed the above and other real estate. In the latter conveyance the grantors state that they are the heirs at law of Julia Anne Runckle, deceased, and that David Runckle was the husband of said Julia Anne

LEGAL DEPARTMENT

I. S. ROMIG
CITY ATTORNEY

SOUTH BEND, INDIANA

#2
M.C.OF.SO.B.
11/16/29

Main of Romig

Runckle. I think this definitely enough shows that David Runckle conveying at 34 was married at that time to Julia Anne Runckle. Though if an affidavit could be obtained showing such to be the fact it would help in this title. The mere statement in the deed that they are the heirs of Julia Anne Runckle, deceased, is hardly sufficient proof that there were no other heirs. The long lapse of time helps in this and yet if an affidavit is obtained on the other point it should also contain the statement that no heirs survive Julia Anne Runckle, excepting her husband, David Runckle and her daughter, Sarah Jane Peak.

All satisfactory release of 45

5. At Item 45 is shown a mortgage to Robert Blum Lodge Number 278 I.O.O.F. of South Bend, dated April 7th, 1886, recorded in Mortgage Record 42, Page 533, and this was released by three people two of whom signed the name Trustee after their names. If there were a certificate of election of the Trustees of the Robert Blum Lodge No. 278 I.O.O.F. of South Bend of record and such certificate would conform with the names who released this would be sufficient, but since it is not and since the mortgage is no longer a valid lien because of time, I think it might be well to have the Recorder release this.

6. At Item 56 is shown a conveyance of the above mentioned lots in which the wife of the owner does not acknowledge the execution of the deed by herself. However, this is not material because the husband did acknowledge it, which authorized the recording of it and her joining in the deed conveys her interest whether or not it was acknowledged.

7. At Item 57 Louisa Ritter, Widow, conveys to Mary H. Siders and William W. Bright and reserves a life estate in the above real estate. The Abstractor notes that Louisa Ritter died in the month of August, 1924. Since he certifies to this and is responsible and is liable thereon in case of a mistake I think you can safely waive this.

8. At Item 66 are set out taxes and assessments for street and sewer improvements in various amounts none of which were delinquent. I will not set these out because you can refer as readily to the abstract as you can to my letter and it will be well to check up in the Court House as to these matters.

All special set as to 66. See volume 2. Certificate of Romig

The Abstractor certifies that he made no examination for Federal Judgments. I think this should be checked up before any further large amount is paid on the contract with the present owners.

The Northern Indiana Abstract Company claims \$14.00 for last continuation of the abstract before assuming responsibility thereon. This should be paid and receipted for on the abstract.

I am,

Very truly yours,

ISR:MMH