

KEMBLE STREET (HOUSING AUTHORITY)

WARRANTY DEED
OPTION CONTRACT

Feb. 1962

#298

Sold by City

#298
72056

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

FEB 16 9 20 AM '62

624 PAGE 127
JAMES I. WALSH

DUTY ENTERED FOR TAXATION
EMERY L. MOLNAR
AUDITOR
ST. JOSEPH CO., INDIANA

2/16/62

INDEXED

CHECKED

200c

OPTION CONTRACT

In consideration of the sum of One (\$1.00) Dollar in hand paid, the receipt whereof is hereby acknowledged, THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA, of 628 Western Avenue, South Bend, Indiana, hereinafter designated as "SELLER", hereby grants unto THE CITY OF SOUTH BEND, South Bend, Indiana, hereinafter designated as "PURCHASER", the exclusive right and option to purchase, for the sum of Seventy Thousand (\$70,000.00) Dollars, the following described real estate situated in the City of South Bend, County of St. Joseph and State of Indiana, to-wit:

A part of the East half of the South West quarter of Section No. 14, Township No. 37 North, Range No. 2 East, in the City of South Bend, which part is bounded by a line running as follows, viz:

Beginning at a point on the South line of Bruce Street, as dedicated, in the City of South Bend, 30 feet West of the North and South center line of said Section No. 14, said point being on the West line of Kemble Avenue in said City; thence South on the West line of Kemble Avenue 900.31 feet to a point 25 feet North of the South line of Donald Street as dedicated; thence Westerly on a line parallel with and 25 feet North of the South line of said Donald Street, 1289.36 feet to a point 20 feet East of the West line of Webster Street, as dedicated, in the City of South Bend; thence Northerly on a line parallel with and 20 feet East of the West line of said Webster Street, 899.65 feet to the South line of Bruce Street; thence East on said South line 1288.40 feet to the place of beginning, containing 26.629 acres, more or less; excepting a strip of land 30 feet in width, East and West, off of the entire West end thereof, to be used as a part of Webster Street, between Bruce Street and Donald Street, and another strip of land 25 feet in width, North and South, off of the entire South end of said tract, to be used as a part of Donald Street between Kemble Avenue and Webster Street, in the City of South Bend, as shown by Dedication dated December 13th, 1944, recorded August 9th, 1945, in Miscellaneous Record 84, pages 394 and 395 in the office of the Recorder of St. Joseph County, Indiana.

This option must be exercised on or before the first day of April, 1962.

In the event the Purchaser elects to exercise this option it shall notify the Seller at 628 Western Avenue, South Bend, Indiana, within the time above set forth.

Upon receipt of said notice, the undersigned shall, as soon as possible, order prepared, by an acceptable Abstractor, an Abstract of Title continued to date and deliver same to Purchaser for examination by its attorney, who shall within Ten (10) days examine said abstract and render his written opinion. If any defects appear in the title to said property, Seller shall have a reasonable opportunity to cure said defects. In the event the Seller is unable to correct said defects, then the Purchaser shall have the option to accept a conveyance from the Seller subject to said defects or terminating this agreement.

Within Thirty (30) days after title is found to be merchantable, the Purchaser shall pay to the Seller said sum of Seventy Thousand (\$70,000.00) Dollars in cash upon delivery of a Warranty Deed conveying the above described real estate to said Purchaser.

IN WITNESS WHEREOF, the undersigned has hereunto caused this Option to be signed by its duly authorized officers, this, the 24th day of April, 1961.

THE HOUSING AUTHORITY OF THE
CITY OF SOUTH BEND, South Bend,
Indiana,

BY Louis M. Tomaszewski
Albert M. Shulman, Chairman
Vice Chairman

ATTEST:

Jesse L. Dickinson
Jesse L. Dickinson, Secretary

MAIL TO:

Bd of Public Works & Safety

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AUDITOR'S RECORD

Transfer No. 3159
Taxing Unit SP
Date 2/16/62

WARRANTY DEED

72056

This indenture witnesseth that

THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA

of St. Joseph County in the State of Indiana

Convey and warrant to

THE CIVIL CITY OF SOUTH BEND, INDIANA, A MUNICIPAL CORPORATION

of St. Joseph County in the State of Indiana
for and in consideration of One (\$1.00) Dollar and other valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in St. Joseph County
in the State of Indiana, to wit:

A part of the East half of the South West quarter of Section No. 14, Township No. 37 North, Range No. 2 East, in the City of South Bend, which part is bounded by a line running as follows, viz:

Beginning at a point on the South line of Bruce Street, as dedicated, in the City of South Bend, 30 feet West of the North and South center line of said Section No. 14, said point being on the West line of Kemble Avenue in said City; thence South on the West line of Kemble Avenue 900.31 feet to a point 25 feet North of the South line of Donald Street as dedicated; thence Westerly on a line parallel with and 25 feet North of the South line of said Donald Street, 1289.36 feet to a point 20 feet East of the West line of Webster Street, as dedicated, in the City of South Bend; thence Northerly on a line parallel with and 20 feet East of the West line of said Webster Street, 899.65 feet to the South line of Bruce Street; thence East on said South line 1288.40 feet to the place of beginning, containing 26.629 acres, more or less; excepting a strip of land 30 feet in width, East and West, off of the entire West end thereof, to be used as a part of Webster Street, between Bruce Street and Donald Street, and another strip of land 25 feet in width, North and South, off of the entire South end of said tract, to be used as a part of Donald Street between Kemble Avenue and Webster Street, in the City of South Bend, as shown by Dedication dated December 13th, 1944, recorded August 9th, 1945, in Miscellaneous Record 84, pages 394 and 395 in the office of the Recorder of St. Joseph County, Indiana.

Subject to all taxes and assessments. No Indiana Gross Income Taxes Due.

Signed and dated this 22nd day of January, 1962

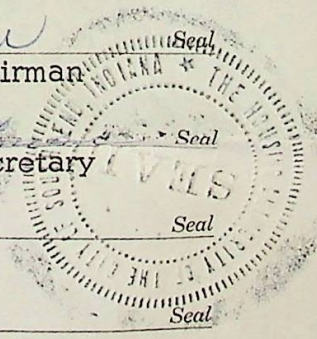
State of Indiana, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared: Albert M. Shulman and Jesse L. Dickinson, Chairman and Secretary respectively of The Housing Authority of the City of South Bend, Indiana,

THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA

By: Albert M. Shulman
Albert M. Shulman, Chairman

Attest: Jesse L. Dickinson
Jesse L. Dickinson, Secretary



and acknowledged the execution of the foregoing deed.
In witness whereof, I have hereunto subscribed my name and affixed my official seal, this 22nd day of January, 19 62.

Dorothy E. (Ewald) Kazmierzak
Dorothy E. (Ewald) Kazmierzak, Notary Public

My commission expires May 19, 1964

BOOK 624 PAGE 177

RECORDED
JAMES L. WALSH
FEB 16 9 20 AM '62
FILED FOR RECORD
ST. JOSEPH INDIANA