

#347

Inner Belt Thoroughfare (N.W. Sec) southeast corner of lot fronting on south side of LaSalle and the northside of City Hall Court, south of intersection of LaSalle & Cushing

25027

WARRANTY DEED

FROM

Eleni F. Theodosiou

TO

The Civil City of South Bend, Indiana.

Received for record this.....

day of....., 19.....

at..... o'clock..... M., and

Recorded in Book No..... page.....

Recorder..... County.

ST. JOSEPH CO. INDIANA FILED FOR RECORD AUG 24 10 40 AM '67 BOOK 691 PAGE 588 EDWIN KACZYNSKI RECORDER INDEXED

Duly entered for taxation this..... 24.....

day of..... Aug....., 19..... 67

Additor's fee \$..... 710

*Ernest Johnson*

Auditor..... County.

Furnished by

THE ABSTRACT AND TITLE CORPORATION

226 West Jefferson

South Bend, Indiana 46601

# Warranty Deed

This Indenture Witnesseth, That

25027

28

Eleni F. Theodosiou, single and of adult age,

Transfer 11345  
Taxing Unit AB  
Date 8-24-67

of St. Joseph County, State of Indiana

CONVEY AND WARRANT to

BOOK **691** PAGE **588**

The Civil City of South Bend, Indiana, a municipal corporation

of St. Joseph County in the State of Indiana

~~heirs~~ and assigns for the sum of

One Dollar (\$1.00) and other valuable consideration  
the following REAL ESTATE situate in St. Joseph County, in the  
State of Indiana, to-wit:

A part of the East 32.0 feet of Lot Numbered 11 and of the West 8.0 feet of Lot Numbered 12 as shown on the recorded plat of Frances L. Keefer's Subdivision of Bank Out Lot Numbered 29 and of 1 acre taken off of and from the East side of Bank Out Lot Numbered 30 of the first plat of Out Lots of the Town, now City, of South Bend, platted by the State Bank of Indiana, which part of said Lots 11 and 12 is described as follows: Beginning on the East line of the West 8.0 feet of Lot Numbered 12, 101.25 feet North of the Southeast corner of said Lot 12; thence South, along said East line, 101.25 feet to said Southeast corner; thence West, along the South line of Lots 11 and 12, 22.35 feet; thence Northeasterly, along an arc to the right having a radius of 607.96 feet and subtended by a long chord having a length of 103.57 feet, a distance of 103.70 feet to the place of beginning.



IN WITNESS WHEREOF, the said grantor above named has hereunto

set her hand and seal this 31st day of July A. D., 19 67

L. S. Eleni F. Theodosiou L. S.

L. S. \_\_\_\_\_ L. S.

L. S. \_\_\_\_\_ L. S.

L. S. \_\_\_\_\_ L. S.

STATE OF INDIANA, ST. JOSEPH COUNTY, SS:

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

Eleni F. Theodosiou, single and of adult age,

and acknowledged the execution of the above deed.

WITNESS my hand and Notarial Seal, this 31st day of July 19 67

My Commission Expires May 20, 19 68

This instrument was prepared by

Jerome E. Michaels  
Jerome E. Michaels  
Notary Public

John E. Monahan, Attorney



#347

*American Land Title Association  
Owner's Policy  
Standard Form B-1962*

POLICY  
OF  
TITLE  
INSURANCE



**THE ABSTRACT & TITLE CORPORATION  
226 West Jefferson Boulevard  
South Bend, Indiana 46601**

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY  
STANDARD FORM B — 1962

15 21 04 01242

12518

CHICAGO TITLE INSURANCE COMPANY  
A STOCK COMPANY

a corporation of Missouri, herein called the Company, for a valuable consideration, hereby insures the party named in Schedule A, hereinafter called the Insured, the heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

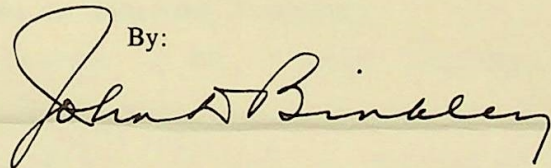
1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Unmarketability of such title; or
3. Lack of a right of access to and from the land;

all subject, however, to the provisions of Schedules A and B and to the Conditions and Stipulations hereto annexed; all as of the date of this policy.

*In Witness Whereof*, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

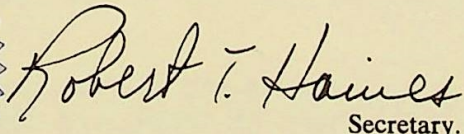


President.

Issued by  
THE ABSTRACT & TITLE  
CORPORATION  
226 West Jefferson Boulevard  
South Bend, Indiana 46601  
(219) 233-8258



ATTEST:



Secretary.

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

12518

SCHEDULE A

Policy Number 15 21 04 01242  
Owners

August 25, 1967  
Date of Policy

Amount of Policy \$2,000.00  
Owners

1. Name of Insured:

THE CIVIL CITY OF SOUTH BEND INDIANA A MUNICIPAL CORPORATION

2. The estate or interest in the land described or referred to in this schedule covered by this policy is:

Fee Simple

3. Title to the estate or interest covered by this policy at the date hereof is vested in the Insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

None

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows: situate in St. Joseph County, in the State of Indiana:

A part of the East 32.0 feet of Lot Numbered 11 and of the West 8.0 feet of Lot Numbered 12 as shown on the recorded plat of Frances L. Keefer's Subdivision of Bank Out Lot Numbered 29 and of 1 acre taken off of and from the East side of Bank Out Lot Numbered 30 of the First Plat of Out Lots of the Town, now City of South Bend platted by the State Bank of Indiana, which part of said lots 11 and 12 is described as follows:

Beginning on the East line of the West 8.0 feet of Lot Numbered 12, 101.25 feet North of the Southeast corner of said West 8.0 feet of said Lot 12; thence South, along said East line, 101.25 feet to said Southeast corner; thence West, along the South line of Lots 11 and 12, 22.35 feet; thence Northeasterly, along an arc to the right having a radius of 607.96 feet and subtended by a long chord having a length of 103.57 feet, a distance of 103.70 feet to the place of beginning.

SCHEDULE B

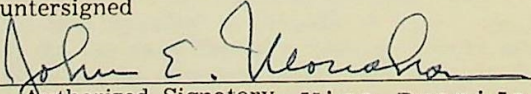
Policy Number 15 21 04 01242  
Owners

This policy does not insure against loss or damage by reason of the following exceptions:

- (A) Rights or claims of parties in possession not shown by the public records.
- (B) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
- (C) Easements or claims of easements not shown by the public records.
- (D) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (E) Taxes or special assessments which are not shown as existing liens by the public records.
- (F) Rights of Dower, homestead or other marital rights of the spouse, if any, of any individual insured.
- (G) The mortgage or trust deed, if any, shown as Item 4 of Schedule A.

1. Second installment of taxes for the year 1966 due and payable in November, 1967 and all subsequent taxes.

Countersigned

  
Authorized Signatory Vice President