

350

Inner Belt Thoroughfare (N.W. Sec.) lot fronting
on south side of ~~Oak Street~~ LaSalle
Ave. and on north side of City Hall Court,
just east of intersection of LaSalle and
Cushing

350

25029

ST. JOSEPH CO.

INDIANA

FILED FOR RECORD

AUG 24 10 40 AM '67

BOOK 691 PAGE 590
EDWIN A. KALCZYNSKI
RECORDER

INDEXED

DULY ENTERED FOR TAXATION

EMERY L. MOLNAR

AUDITOR

ST. JOSEPH CO., INDIANA

8-24-67

MAIL TO: North Central Appraisal Company,
410 West Washington,
South Bend, Indiana

AUDITOR'S RECORD

Transfer No. 11347
Taxing Unit AB
Date 8-24-67

WARRANTY DEED

This indenture witnesseth that FRANK H. ALLEN AND HAZEL R. ALLEN, husband and wife

25029

of St. Joseph

County in the State of Indiana

BOOK **691** PAGE **590**

Convey and warrant to THE CIVIL CITY OF SOUTH BEND, A MUNICIPALITY

of St. Joseph

County in the State of Indiana

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

A tract of land Eight (8) feet in width, East and West, taken off of and from the entire length of the East side of Lot Numbered Thirteen (13) and another tract of land Twenty-five (25) feet in width, East and West, taken off of and from the entire length of the West side of Lot Numbered Fourteen (14) all as shown on the recorded plat of Frances L. Keefer's Subdivision of Bank Out Lot Numbered Twenty-nine (29) and of One (1) acre taken off of and from the East side of Bank Out Lot Numbered Thirty (30) of the First Plat of Out Lots of the Town, now City, of South Bend, platted by the State Bank of Indiana.



Signed and dated this 16th day of August, 1967.

State of Indiana, St. Joseph County, ss:

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

FRANK H. ALLEN AND HAZEL R. ALLEN,
husband and wife

Frank H. Allen Seal
FRANK H. ALLEN
Hazel R. Allen Seal
HAZEL R. ALLEN

and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed

my official seal, this 16th day of August, 1967.

Jerome E. Michaels
Jerome E. Michaels Notary Public

My commission expires May 20, 1968.

This instrument was prepared by Edward Kalamaros,

Seal
AUG 24 10 40 AM '67
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EDWIN A. KALCZYNSKI
RECORDER
Seal
PAGE
Seal

ST. JOSEPH CO. INDIANA RECORDS

*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

12400

15 21 04 01226

Parcel 90

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:

John D. Binkley

President.

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



ATTEST:

Robert T. Haines

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.

12400

SCHEDULE A

Policy Number 15 21 04 01226
OwnersAugust 25, 1967
Date of PolicyAmount of Policy \$2,000.00
Owners*Page 35*

1. Name of Insured:

THE CIVIL CITY OF SOUTH BEND, A MUNICIPALITY

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 tract of land Eight (8) feet in width, East and West, taken off of and from the entire length of the East side of Lot Numbered Thirteen (13) and another tract of land twenty-five (25) feet in width, East and West, taken off of and from the entire length of the West side of Lot Numbered Fourteen (14) all as shown on the recorded plat of Frances L. Keefer's Subdivision of Bank Out Lot Numbered Twenty-nine (29) and of One (1) acre taken off and from the East side of Bank Out Lot Numbered Thirty (30) of the First Plat of Out Lots of the Town, now City, of South Bend, platted by the State Bank of Indiana.

SCHEDULE B

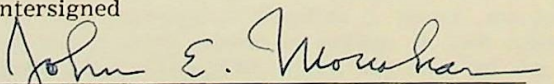
Policy Number 15 21 04 01226
Owners

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