

Inner-Belt Thoroughfare  
(Northwest section), corner of  
lot fronting on La Salle Ave.,  
between Scott Street and  
Cushing Street

#365

25479

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

SEP 1 11 38 AM '67

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EDWIN A. KALCZYNSKI  
RECORDER

INDEXED

9/1/67  
m/c

JULY ENTERED FOR TAXA  
EMERY L. MOLNAR  
AUDITOR  
ST. JOSEPH CO., INDIANA

MAIL TO:

AUDITOR'S RECORD

Transfer No. 11538

Taxing Unit LB

Date 9/1/67

25479

WARRANTY DEED

This indenture witnesseth that ST. JOSEPH BANK AND TRUST COMPANY, Trustee of the Trust Created by the Last Will and Testament of Marvin K. Ort,

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of South Bend, St. Joseph County in the State of Indiana

Conveys and warrants to CIVIL CITY OF SOUTH BEND, INDIANA, a municipality,

of St. Joseph County in the State of Indiana for and in consideration of Fifty (\$50.00) Dollars the receipt whereof is hereby acknowledged, the following Real Estate in the State of Indiana, to wit: St. Joseph County

A part of the East 23.0 feet of Lot 14 and the West 10.0 feet of Lot 15 in Keefer's Subdivision of Bank Out Lots 29 and 30: Beginning on the West line of the East 23.0 feet of Lot 14, 9.75 feet South of the Northwest corner of said East 23.0 feet of Lot 14; thence North 9.75 feet along said West line to said Northwest corner; thence East 5.69 feet along the North line of Lot 14; thence Southwesterly 11.26 feet along an arc to the left having a radius of 537.96 feet and subtended by a long chord having a length of 11.26 feet to the point of beginning, containing 28 square feet, more or less.

Subject to the 1966 real estate taxes, due and payable in 1967, and all subsequent taxes; and subject also to zoning restrictions, assessments, covenants, easements and all other matters of record.

Responsibility for the performance of the undersigned fiduciary's obligations hereunder is limited to and assured only by the trust estate it administers and no personal or individual liability of the fiduciary in its non-fiduciary or private status or capacity is created by this instrument.



Signed and dated this 14th 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:

Charles H. Beutter and Harold W. Bolenbaugh, who on behalf of St. Joseph Bank and Trust Company, Trustee of the Trust Created by the Last Will and Testament of Marvin K. Ort,

ST. JOSEPH BANK AND TRUST COMPANY, Trustee of the Trust Created by the Last Will and Testament of Marvin K. Ort

By: Charles H. Beutter, Seal Charles H. Beutter, Vice President and Trust Officer

Attest:

Harold W. Bolenbaugh, Seal Harold W. Bolenbaugh, Cashier

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acknowledged the execution of the foregoing deed.

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

my official seal, this 14th day of August, 1967.

Rachel A. Husvar, Notary Public

My commission expires May 4, 1968.

This instrument was prepared by G. BURT FORD, 802 Odd Fellows Building, South Bend, Indiana.

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12784

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

15 21 04 01209

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 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.

**SCHEDULE A**

Policy Number 15 21 04 01209 September 11, 1967 Amount of Policy \$2000.00  
Owners Date of Policy Owners

## 1. Name of Insured:

Civil City of South Bend, Indiana, 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: In St. Joseph County, Indiana: A part of the East 23.0 feet of Lot 14 and the West 10.0 feet of Lot 15 in Keefer's Subdivision of Bank Out Lots 29 and 30; Beginning on the West line of the East 23.0 feet of Lot 14, 9.75 feet South of the Northwest corner of said East 23.0 feet of Lot 14; thence North 9.75 feet along said West line to said Northwest corner; thence East 5.69 feet along the North line of Lot 14; thence Southwesterly 11.26 feet along an arc to the left having a radius of 537.96 feet and subtended by a long chord having a length of 11.26 feet to the point of beginning, containing 28 square feet, more or less.

SCHEDULE B

Policy Number 12784  
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 on or before the first Monday in November, 1967.

Countersigned

John E. Monahan

Authorized Signatory  
Vice President