

WARRANTY DEED

#448

Part of Bank Out Lot 71: Beginning at the intersection of the E. line of Chapin Street and the N. line of Division (now Western Avenue) etc.

from Richard Spiro Zeisler

N.E.
corner

#448

MAIL TO: WILLIAM HIRKWOOD
CITY HALL
214 N MAIN ST
SOUTH BEND, IND

43765

AUDITOR'S RECORD

Transfer No. 4296
Taxing Unit JB
Date 8/9/68

WARRANTY DEED

This indenture witnesseth that RICHARD SPIRO ZEISLER, single and adult

of Queens County in the State of New York

Convey and warrant to CIVIL CITY OF SOUTH BEND, INDIANA, a municipality,

for and in consideration of One Dollar (\$1.00) 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:

Part of Bank Out Lot Seventy-one (71) described as follows: Beginning at the intersection of the East line of Chapin Street and the North line of Division (now Western Avenue) Street, in the City of South Bend, thence North One Hundred Eleven and Twelve and one-fourth Hundredths (111.12 1/4) feet; thence East One Hundred Twenty-two and Fifty-nine and one-half Hundredths (122.59 1/2) feet; thence South One Hundred Eleven and Twelve and one-fourth Hundredths (111.12 1/4) feet; thence West One Hundred Twenty-two and Fifty-nine and one-half Hundredths (122.59 1/2) feet to the place of beginning

Subject to the second installment of taxes for the year 1967, payable in 1968, subsequent taxes, applicable zoning ordinances and to the existing lease of a portion of said realty to Crystal Cleaners and Laundry, Inc.

Signed and dated this 13th day of June, 1968, New York, Queens State of Indiana, St. Joseph County, ss:

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

Richard Spiro Zeisler, single and adult,

Richard Spiro Zeisler Seal

ST. JOSEPH CO. INDIANA FILED FOR RECORD Seal
Aug 9 11 16 AM '68
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and acknowledged the execution of the foregoing deed. witness whereof, I have hereunto subscribed my name and affixed official seal, this 13 day of June, 1968. Notary Public, State of New York. CHARLES W. SCHNEIDER, JR. No. 41-8834850 Commission Expires March 30, 1970. commission expires 3-30-70

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448

DULY ENTERED FOR TAXATION
STEPHEN M. EGYHAZI
AUDITOR
ST. JOSEPH CO., INDIANA

8/9/68



448

Policy of Title Insurance



ISSUED BY

ABSTRACT CO. of ST. JOSEPH COUNTY

210 E. M. S. BUILDING

SOUTH BEND, INDIANA 46601

PHONE 232-5845

Lawyers Title

Insurance Corporation

Home Office
Richmond, Virginia

Lawyers Title Insurance Corporation

Home Office ~ Richmond, Virginia

AMOUNT	OWNER'S TITLE INSURANCE POLICY	EFFECTIVE DATE
\$ 49,500.00	SCHEDULE A	August 13, 1968 at 8:00 A.M.
NAME OF INSURED		
CIVIL CITY OF SOUTH BEND, INDIANA, a municipality		

1. The estate or interest in the land described or referred to in this Schedule covered by this Policy is:
fee simple
2. Title to the estate or interest covered by this Policy at the date hereof is vested in the Insured.
3. The land referred to in this Policy is described as follows:

The following described real estate located in St. Joseph County, Indiana:

Part of Bank Out Lot Seventy-one (71) described as follows:
Beginning at the intersection of the East line of Chapin Street and the North line of Division (now Western Avenue) Street, in the City of South Bend, as existed on May 24, 1968, thence North One Hundred Eleven and Twelve and One-fourth Hundredths ($111.12\frac{1}{4}$) feet; thence East One Hundred Twenty-two and Fifty-nine and one-half Hundredths ($122.59\frac{1}{2}$) feet; thence South One Hundred Eleven and Twelve and One-fourth Hundredths ($111.12\frac{1}{4}$) feet; thence West One Hundred Twenty-two and Fifty-nine and one-half Hundredths ($122.59\frac{1}{2}$) feet to the place of beginning.

BEING the same property conveyed to Civil City of South Bend, Indiana, a municipality by Warranty Deed from Richard Spiro Zeisler, single and adult, dated June 13, 1968 and recorded August 9, 1968 in Deed Record 704, page 43.

Countersigned:
ABSTRACT COMPANY OF ST. JOSEPH COUNTY, INC.

Horace B. Clarke
Authorized Officer or Agent
Horace B. Clarke, President

Issued at: South Bend, Indiana
#15899

ORIGINAL

Page 1—Sched. A—Policy No. **V** 600355

Lawyers Title Insurance Corporation

Home Office ~ Richmond, Virginia

OWNER'S TITLE INSURANCE POLICY

SCHEDULE B

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

1. The dower, curtesy, homestead, community property, or other statutory rights, if any, of the spouse of any individual Insured.
2. Taxes for the year 1968 payable in 1969.
3. Taxes for the second half of 1967 payable in November, 1968 as follows:
(Key #6-03-18; 51-2009) - 65 x 122.59 ft. mid. pt. W side $W\frac{1}{2}$ of $S\frac{1}{2}$ BOL 71 - \$277.34, unpaid.
(Key #6-03-18; 51-2010) - 46.12 x 122.59 ft. SW cor. BOL 71 - \$221.12, unpaid.
4. No liability is assumed for possible unfiled mechanics' and materialmen's liens.
5. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.