

# 465

Pt. Lot 24, as shown on  
original plat of The Town,  
now city of Do. Bend  
(cor. Calfax + Main)

Calfax Parking Garage

*Deed #465*

# Warranty Deed

66274

From

ST. JOSEPH CO.  
 INDIANA  
 FILED FOR RECORD  
 SEP 5 2 44 PM '68  
 BOOK 218 PAGE 484  
 EDWIN KALCZYNSKI  
 RECORDER

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

## INDEXED

*Duly Entered for Taxation*

....., 19.....

..... Auditor

Transfer Fees - - - - - \$.....

Form approved by  
 ST. JOSEPH COUNTY BAR ASSOCIATION  
 Furnished by  
 ABSTRACT CO. OF ST. JOSEPH COUNTY  
 210 J.M.S. Bldg.



#465

Return to

WARRANTY DEED

Transfer 6305

Taxing Unit AB

Date 9/15/69

# This Indenture Witnesseth

That Marion Millhouse Anderson, an adult woman

66274

of Barry County, and State of Michigan

### CONVEY AND WARRANT

To THE CIVIL CITY OF SOUTH BEND, A MUNICIPALITY

of St. Joseph County, and State of Indiana

for and in consideration of Ten Dollars and other valuable consideration ~~xxxxxxxxxxxx Dollars~~

the receipt whereof is hereby acknowledged the following described REAL ESTATE in St. Joseph County, in the State of Indiana, to-wit:

Part of Lot Numbered Twenty-four (24) as shown on the Original Plat of the Town, now City of South Bend, which part is bounded by a line running as follows, viz: Beginning on the East line of North Main Street in said City, at the Southwest corner of said Lot No. 24; thence running East on the South line of said Lot, 89 feet; thence North parallel with said Main Street, 22 feet; thence West parallel with the North and South lines of said Lot, 89 feet to the East line of said North Main Street; thence South with the East line of said Main Street, 22 feet to the place of beginning.

Together with all interest of the grantor in and to a private alley 10 feet wide, immediately East of and adjoining the above described premises, and extending North therefrom to Colfax Avenue.

Subject to taxes for the year 1970, payable in 1971, and all subsequent taxes.

Subject to covenants, restrictions and easements of record, if any.

ST. JOSEPH CO. INDIANA FILED FOR RECORD SEP 5 2 44 PM '69 BOOK PAGE EDWIN A. KALCZYNSKI RECORDER

Real Estate Transfer Valuation Affidavit Filed

Stephan M. Egyhazi Auditor, St. Joseph County, Indiana

IN WITNESS WHEREOF, The said Marion Millhouse Anderson, an adult woman

Has hereunto set her Hand and seal this 18th day of August, 1969.

Edith C. DeBoer (SEAL) Edith C. DeBoer

Marion Millhouse Anderson (SEAL) Marion Millhouse Anderson

Nancy Stewart (SEAL) MICHIGAN

(SEAL)

STATE OF INDIANA, KALAMAZOO County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Marion Millhouse Anderson, an adult woman

who acknowledged the execution of the foregoing Deed to be her voluntary act and deed.

WITNESS, my hand and Seal this 18th day of August, 1969.

My commission expires Dec. 9, 1969

Edith C. DeBoer Notary Public Edith C. DeBoer

Prepared for: City of South Bend c/o Robert Parker, Attorney at Law  
**Lawyers Title Insurance Corporation**

A STOCK COMPANY  
Home Office—Richmond, Virginia

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A**

1. Effective date May 10, 1978 at 8:00 A.M.

Case No. 34242

2. Policy or policies to be issued:

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)

Amount \$ Purchase Price

Proposed insured:

**TO BE DETERMINED**

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)

Amount \$ 3,630,000.00

Proposed insured:

**ST. JOSEPH BANK AND TRUST COMPANY OF SOUTH BEND**

(c)

Amount \$ Purchase Price

Proposed insured:

**TO BE DETERMINED**

3. Title to the

fee simple

estate or interest in the land

described or referred to in this Commitment is at the effective date hereof vested in:

**CIVIL CITY OF SOUTH BEND**

4. The land referred to in this Commitment is described as follows:

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

**PARCEL I: Lots Numbered 22, 23 and 24 as shown on the Original Plat of the Town, now City of South Bend, EXCEPTING 4.5 feet North and South taken off of and from the entire length of the South end of said Lot Numbered 22.**

**PARCEL II: Lots Numbered 38, 39 and 40 as shown on the Original Plat of the Town, now City of South Bend.**

South Bend, Indiana

~~Contracted~~ **COMPANY OF ST. JOSEPH COUNTY, INC.**

Margaret Holycross  
Authorized Officer or Agent

Schedule A—Page 1—No. **BB 42820**

# Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

## SCHEDULE B—Section 1

### Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Compliance with all requirements of IC 18-5-3.3-1 through 18-5-3.3-12 (1977 Supp)

2. Properly executed mortgage securing the loan.

(c) We should be furnished with evidence of the existence of Parking Facilities of South Bend, Inc., a Non-for-Profit Corporation.

(d) We should be furnished with a Resolution by Parking Facilities of South Bend, Inc., a Non-for-Profit Corporation, authorizing the issuance of the bonds and execution of the mortgage to St. Joseph Bank and Trust Company, and naming officers to execute said mortgage.

CONDITIONS AND stipulations

# Lawyers Title Insurance Corporation

A Stock Company

Home Office - Richmond, Virginia

## Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

### SCHEDULE B—Section 2

#### Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown of record.
3. Taxes or special assessments not shown as existing liens by the public records.
4. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements, or claims of easements, not shown by the public records.
6. Mechanics' and material men's liens or other statutory liens for labor or material not shown of record.
7. Taxes for the year 1978 payable in 1979.
8. Taxes for 1977 payable in 1978 - None due - Exempt  
Key No. 18 1008 0322 (Lots 22, 23 and 24) Ref. Key 01-01-18;008-0322  
1977 Valuation - Land \$102,640. Imp. \$251,460.
- Key No. 18 3001 0024 (Lots 38, 39 and 40) Ref. Key 01-03-18;001-0024  
1977 Valuation - Land \$91,580. Imp. \$251,460.
9. Land Use Plan containing controls and restrictions for the use of property in the Central Downtown Urban Renewal Area, Project No. Ind. R-66 recorded November 6, 1969 in Miscellaneous Record 252, page 650 to 704, both inclusive.
10. Resolution of Redevelopment Commission confirming an earlier Declaratory Resolution dated November 15, 1967 in regards to the Central Downtown Urban Renewal Project No. Ind. R-66, recorded October 29, 1969 in Miscellaneous Record 252, pages 526 and 527.
11. The East 26 feet of the insured premises is now used as Woodward Court, a public street.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.