

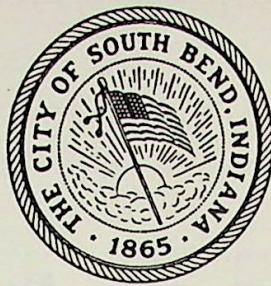
578

QUIT CLAIM DEED - Virginia Bailty to the City of
South Bend - part of Lots 12 and 13 in Bersts Sub-
Division of Bank Out Lot 73 in the State Bank's First
Add. to the City of South Bend.

See also

#579

*Sold by city
8-14-81*



City of South Bend

Joseph E. Kernan, Mayor

Department of Law

Richard A. Nussbaum, II, City Attorney

June 26, 1989

Ms. Beverly Crone
St. Joseph County Auditor
County-City Building - 2nd Floor
South Bend, IN 46601

Re: 208 Chapin Street

Dear Ms. Crone:

On August 14, 1981, the City of South Bend executed a Quit Claim Deed in favor of Michael A. Jurek and Marsha K. Jurek for the above-referenced real property. A copy of that Quit Claim Deed is enclosed herein. On September 22, 1981, Michael A. Jurek and Marsha K. Jurek tendered to the City of South Bend the \$1,661.00 purchase price, thereby effectuating the sale of the above-referenced real property. Again, for your convenience, a copy of the receipt and quietus are enclosed herein.

It has just come to the attention of the City of South Bend, however, that Mr. and Mrs. Jurek failed to record the Quit Claim Deed in question. Consequently, as you can see from the real property tax history display enclosed herewith, the Civil City of South Bend continues to remain listed as the record owner of this property.

I have forwarded a copy of the Deed to the St. Joseph County Recorder's Office for recording. As the effect of the Jureks' failure to record the Quit Claim Deed is to have continued in effect, improperly, the tax-exempt status of the property, you may want to take steps to recover tax monies owed you by Mr. and Mrs. Jurek.

Please feel free to contact me if you have any questions.

Sincerely,

Jenny Pitts Manier
Jenny Pitts Manier
Assistant City Attorney

Enclosure

C:LETTERS

1400 County-City Building • South Bend, Indiana 46601 • 219/284-9241

Thomas L. Bodnar

Sandra A. Boyd

David C. Chapleau

Marva Leonard Damm

Jenny Pitts Manier

Carolyn V. Pfothenauer

Robert C. Clerk

Attestor

and acknowledged the execution of the foregoing deed on

August 14, 1981

Barbara J. Byers, Notary Public
Signature Barbara J. Byers

A resident of St. Joseph County, IN

Typed or printed name

My commission expires February 10, 1984

Signature

Typed or printed name

Signature

Typed or printed name

AUDITOR'S RECORD

Transfer No. _____

Taxing Unit _____

Date _____

QUIT-CLAIM DEED

CITY OF SOUTH BEND, a municipal corporation,
the Grantor

Release and Quit-Claim to MICHAEL A. JUREK AND MARCIA K. JUREK

the Grantee

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,
in the State of Indiana, described as follows:

A tract of land beginning 44 feet North of the Southwest corner of Lot Numbered Thirteen (13) in Bersts Sub-division of Bank Out Lot Seventy-three (73) in the State Bank's First Addition to South Bend, from thence running East to a point 108 feet West of the East line of Lot Fourteen (14) in said Sub-division; thence North to a point 71 feet South of the North line of Lot Eleven (11) in said Sub-division; thence West to Chapin Street; thence South to the place of beginning, being part of Lots Numbered Twelve (12) and Thirteen (13) in said Sub-division, excepting therefrom, the West twelve (12) feet reserved for future right-of-way.

Subject to all taxes, easements, and conditions that are found of record.

Signed and dated on August 14, 1981

State of Indiana, St. Joseph County, ss:

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

Roger O. Parent and Irene K. Gammon, known to me to be the Mayor and City Clerk of the Civil City of South Bend, a municipal corporation of the State of Indiana.

Roger O. Parent
Signature
Roger O. Parent, Mayor
Typed or printed name

Irene K. Gammon
Signature
Irene K. Gammon, City Clerk
Typed or printed name Attestor

and acknowledged the execution of the foregoing deed on

August 14, 1981

Barbara J. Byers
Signature Barbara J. Byers, Notary Public

A resident of St. Joseph County, IN
Typed or printed name

My commission expires February 10, 1984

Signature
Typed or printed name

Signature
Typed or printed name

Prepared by Terry A. Crone Deputy City Clerk

AUDITOR'S RECORD	
Transfer No.	_____
Taxing Unit	_____
Date	_____

QUIT-CLAIM DEED

CITY OF SOUTH BEND, a municipal corporation,
the Grantor

Release and Quit-Claim to MICHAEL A. JUREK AND MARCIA K. JUREK
the Grantee

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration
the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,
in the State of Indiana, described as follows:

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Subject to all taxes, easements, and conditions that are found of record.

Signed and dated on August 14, 1981

State of Indiana, St. Joseph County, ss:

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

Roger O. Parent and Irene K. Gammon, known to me to be the Mayor and City Clerk of the Civil City of South Bend, a municipal corporation of the State of Indiana.

Roger O. Parent
Signature
Roger O. Parent, Mayor
Typed or printed name

Irene K. Gammon
Signature
Irene K. Gammon, City Clerk
Typed or printed name Attestor

and acknowledged the execution of the foregoing deed on August 14, 1981

Barbara J. Byers
Signature
Barbara J. Byers, Notary Public
A resident of St. Joseph County, IN
Typed or printed name

My commission expires February 10, 1984

Signature

Typed or printed name

Signature

Typed or printed name

Prepared by Terry A. Crone Deputy City Attorney South Bend, IN
Attorney at Law

PURCHASE AGREEMENT

THIS AGREEMENT, entered into this 3rd day of August, 19 81, by and between Michael A. Jurek hereinafter referred to as Buyer, and the Civil City of South Bend, a municipal corporation of the State of Indiana, hereinafter referred to as City.

WITNESSETH:

WHEREAS, Ordinance Nos. 5387-72 and 6137-77 establish procedures for the disposition and rental of real property owned by the City of South Bend; and

WHEREAS, the Board of Public Works is empowered to carry out the provisions of said ordinance; and

WHEREAS, the Board has determined that certain real property owned by the City of South Bend is no longer necessary for the public use; and

WHEREAS, the Board has adopted by Resolution declaring particular parcels of real property as excess and available for disposition, the same have been submitted to the Common Council for its consideration and have been deemed conclusive; and

WHEREAS, the Board appointed a licensed independent appraiser who appraised the particular real property; and

WHEREAS, based upon the appraisal submitted, the Board established a valuation for the property; and

WHEREAS, said property valued by the Board is less than One Thousand (\$1,000.00) Dollars; and

WHEREAS, pursuant to Ordinance No. 5387-72, Section 14.5-2(d) the Board is empowered to sell at private sale, without notice, such property at least at the sum of the evaluation; and

WHEREAS, the offer of the Buyer in the amount of One Thousand Six Hundred Sixty-one (\$1,661.00) Dollars was offered and accepted as the best offer for said property.

NOW THEREFORE, it is agreed by and between the parties hereto, and for and in consideration of the premises and the mutual covenants herein contained, as follows:

1. City agrees to sell and Buyer agrees to buy:

A tract of land beginning 44 feet North of the Southwest corner of Lot Numbered Thirteen (13) in Bersts Sub-division of Bank Out Lot Seventy-three (73) in the State Bank's First Addition to South Bend, from thence running East to a point 108 feet West of the East line of Lot Fourteen (14) in said Sub-division; thence North to a point 71 feet South of the North line of Lot Eleven (11) in said Sub-division; thence West to Chapin Street; thence South to the place of beginning, being part of Lots Numbered Twelve (12) and Thirteen (13) in said Sub-division, excepting therefrom, the West twelve (12) feet reserved for future right-of-way.

for the sum of One Thousand Six Hundred Sixty-one (\$1,661.00) Dollars.

and acknowledged the execution of the foregoing deed on

August 14, 19 81.

Barbara J. Byers, Notary Public
Signature Barbara J. Byers
A resident of St. Joseph County, IN
Typed or printed name

My commission expires February 10, 1984

Signature _____

Typed or printed name _____

Signature _____

Typed or printed name _____

Prepared by Terry A. Crone Deputy City Attorney South Bend, IN
Attorney at Law

2. Buyer agrees to pay the purchase price in full at the time of closing.
3. Buyer agrees to pay all title and abstract costs involved in said transaction which he shall desire or request.
4. At the time of closing and after a submission of a receipt for the total purchase price has been submitted by the Controller to the Board of Public Works, the Board shall cause a Quit Claim Deed to be prepared, which deed shall be signed by the Mayor and attested to by the City Clerk with the Seal of the City affixed.
5. It is expressly agreed that all terms and conditions of this contract are included herein, and no verbal agreements of any kind shall be binding upon the parties, and this contract shall be binding upon all parties hereto, their heirs, administrators, executors, successors, and assigns.

Michael A. Jurek & Marcia K. Jurek
(Buyer)

Bus.

202 S. CHAPIN ST. - SOUTH BEND IN 46625

Res.

305 W. BATTGEL ST. MISHAWAKA IN 46545
(Address)

CITY OF SOUTH BEND BY ITS
BOARD OF PUBLIC WORKS

John E. Leszczynski
John E. Leszczynski

Joseph E. Kernan
Joseph E. Kernan

Richard L. Hill
Richard L. Hill

ATTEST:

Barbara J. Byers

and acknowledged the execution of the foregoing deed on

August 14, 19 81.

Barbara J. Byers, Notary Public
Signature Barbara J. Byers

A resident of St. Joseph County, IN
Typed or printed name

My commission expires February 10, 1984

Signature _____

Typed or printed name _____

Signature _____

Typed or printed name _____

Prepared by Terry A. Crone Deputy City Attorney South Bend, IN
Attorney at Law

FORM PREPARED BY STATE BOARD OF ACCOUNTS
00.8386.0.000.08
General Fund

SOUTH BEND, IND.
I HEREBY CERTIFY THAT

1981
QUIETUS
OFFICE OF CITY CONTROLLER

REVISED CITY FORM NO. 104

HAS FILED IN MY OFFICE
IN THE SUM OF
ON ACCOUNT OF

September 23, 1981

No. 50001 \$1,661.00

First National Bank of Mishawaka (Michael A. Jurek)
One Thousand Six Hundred Sixty-one-----00/100

100 DOLLARS

Purchase of city owned property at 208 Chapin Street

Joseph E. Kernan

City Controller
bz

and acknowledged the execution of the foregoing deed on

August 14, 1981.

Signature Barbara J. Byers, Notary Public
Barbara J. Byers

A resident of St. Joseph County, IN
Typed or printed name

My commission expires February 10, 1984

Signature _____

Typed or printed name _____


Signature _____

Typed or printed name _____

Prepared by Terry A. Crone

Deputy City Attorney
Attorney at Law

South Bend, IN



Received of First National Bank & Trust Co. of Chicago **Dollars**

No. **Sept. 22, 1981**

One thousand six hundred & sixty **Dollars**

(base of 208 Clapier)

Barbara J. Byers

Barbara J. Byers

Amount Paid \$ 1660.00

Balance Due \$

7-67 Paper Presented By N. C. R. Co. National #4-678 Made in U. S. A.

Jenny Pitts Manier

Carolyn V. Piotrowski

and acknowledged the execution of the foregoing deed on

August 14, 1981

Barbara J. Byers, Notary Public

Signature Barbara J. Byers
A resident of St. Joseph County, IN

Typed or printed name

February 10, 1984

Signature _____

Typed or printed name _____

Signature _____

Typed or printed name _____

City Attorney

South Bend, IN

REAL PROPERTY HISTORY DISPLAY AX17 5/19/89 DATALINE PTAP595

AX UNIT 18 KEY 3252
 CIVIL CITY OF SOUTH BEND

1948

PAYABLE YEAR 88
 PAYR TYPE CD MTG CO 2
 MICRO 2
 TRANSFER DATE 12/22/71 REF T13664

COUNTY-CITY COMPLEX
 SOUTH BEND IN

LEGAL DESCRIPTION 46521
 0 9' OF N 9.5' LOT 13
 E 51' E END
 PARTS S&E OF POL 73

PROP CLASS 2 DITCH AREA 2

REF CD 0 KEY REF 0603187521948
 MAP REF 3-11C
 START IR 71 STOP IR 88
 PLAT BOOK 3 PAGE 54 CTL 3

PAYABLE 88 PROP USE GASSD LAND
 RES IMPRV 2 MIG 0 VBI 0
 RESERV 0 OTHER 0
 SATC 2.22 HMCN 2.22
 TOT PMTS 2.22 TOT DUE 2.22

OK

Thomas L. Bodnar Sandra A. Boyd David C. Chapleau Marva Leonard-Dent
 Jenny Pitts Manier Carolyn V. Pfothhauer Robert C. Rosenfeld

and acknowledged the execution of the foregoing deed on
 August 14, 19 81.

Barbara J. Byers, Notary Public
 Signature Barbara J. Byers
 A resident of St. Joseph County, IN
 Typed or printed name

My commission expires February 10, 1984

Signature _____
 Typed or printed name _____
 Signature _____
 Typed or printed name _____

Prepared by Terry A. Crone Deputy City Attorney South Bend, IN
 Attorney at Law

PURPOSE OF THE APPRAISAL

Marc A. Brammer
1346 East Altgeld
South Bend, Indiana 46614

Mrs. Barbara J. Byers
Clerk
Board of Public Works
South Bend, Indiana 46601

Dear Mrs. Byers :

At your request, I have completed an appraisal of a vacant lot located at 208 Chapin Street, South Bend, St. Joseph County, Indiana. The property is currently owned by the City of South Bend and the property rights appraised are all those accruing to the fee simple ownership. The purpose of the appraisal was to estimate the market value as of the appraisal date.

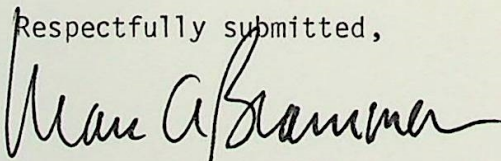
Subject to the Assumptions and Limiting Conditions contained within this report, it is my opinion that the estimated market value for the subject property as of the appraisal date is :

ONE THOUSAND DOLLARS

(\$ 1,000.00)

I hereby certify that I have made a personal inspection of the property, and that the value estimate applies to March 3, 1981. The value reported is based on economic conditions as of that date. The value will change in relation to the severity of changing economic conditions and the passing of time.

Respectfully submitted,



Marc A. Brammer
Real Estate Appraiser

PURPOSE OF THE APPRAISAL

The purpose of the appraisal was to estimate the market value of the subject property. The fair market value is defined as being the "highest price estimated in terms of money which a property will bring if exposed for sale on the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all uses to which it is adapted and for which it is capable of being used."

PROPERTY RIGHTS APPRAISED

The property rights appraised are all those rights accruing to the fee simple ownership.

MARKET VALUE DEFINED

Market value assumes competitive market conditions. There must be several informed buyers and sellers competing with one another to provide alternatives to other market participants. These buyers and sellers are further presumed to act "rationally" on the basis of the information they possess. Market value is necessarily estimated in terms of highest and best use.

A reasonable turnover or marketing period must be allowed for the transaction to take place. There must be no undue time pressure on either buyer or seller. In brief, market value can be regarded as the price that a willing buyer would pay, and a willing seller would accept, with each acting rationally on the basis of available market information, under no undue pressure or constraint with no fraud or collusion present. It represents value in exchange for interest in real estate.

ADDRESS 208 Chapin Street, South Bend, Indiana

LEGAL DESCRIPTION Lots 12-13 Bersts Subdivision of Bank Out
Lot 73 in the States Bank's First Addition

ZONING Commercial

SIZE OF LOT 35.75 (commercial frontage) X 130.6 (depth)

ASSESSED VALUATION \$ 1,590.00

INDICATED PRICE \$ 30.00 per front foot (commercial)

COMPUTATION \$ 30.00 X 35.75 = \$ 1,072

ESTIMATED VALUE OF VACANT LOT..... \$ 1,000.00

NOTE: City will need 12 feet off Chapin Street for future right-of-way; therefore, size of lot will be 37.75 x 118.60. No change in value of lot since commercial frontage of 37.75 remains the same.

INTER-OFFICE MEMO

DATE April 13, 1981

TO: BOARD OF PUBLIC WORKS

The city-owned lot at 208 Chapin Street has been cleared for sale, appraised and an offering price established. The Municipal Code requires that any property offered for sale for more than \$1,000.00 be legally advertised and the sale awarded to the highest bid received equal to the offering price. The offering price established is \$1,160.00. It is requested that the Board authorize advertising for bids for the sale of the property commonly known as 208 Chapin Street.

APPROVED
BOARD OF PUBLIC WORKS

APR 13 1981

John E. Lempp
Joseph E. Keman

7-13-81

Board of Public Works
City of South Bend Indiana

I Bid # 11661⁰⁰ for the City
owned lot located at 208 S. Chapin

Michael A. Jurek
202 S. Chapin
See Bend In.

APPROVED
BOARD OF PUBLIC WORKS

JUL 13 1981

John E. Luszczynski
Richard L. Nield
Joseph E. Kew

RESOLUTION NO. 5, 1981

WHEREAS, the Board of Public Works of the City of South Bend has compiled a current detailed inventory of all real property owned by the City of South Bend, Indiana, pursuant to Chapter 14.5 of the Municipal Code of the City of South Bend; and

WHEREAS, the Board of Public Works has reviewed said inventory of real property and it now finds that certain of the parcels of real estate now owned by the city are not necessary to the public use and are not set aside by state or city laws for public purposes, pursuant to Chapter 14.5 of the Municipal Code of the City of South Bend; and

WHEREAS, the Board of Public Works now wishes to take the necessary action to make it possible for the Board, in the future, to sell said parcels of real estate pursuant to Chapter 14.5 of the Municipal Code of the City of South Bend.

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works of the City of South Bend, Indiana:

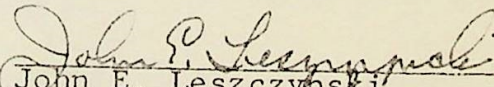
1. That the parcels of real estate owned by the city contained in the following list are not necessary to the public use and are not set aside by state or city law for public purposes:


<u>Street Address</u>	<u>Deed No.</u>
1118 McCartney	1219
1034 Cedar	1262
513 Walnut	863
208 Chapin	578 and 579
405 East Calvert	1251

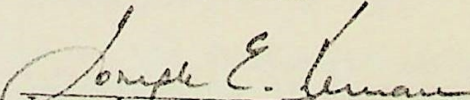
2. That this Resolution shall immediately, upon its adoption, be submitted to the Common Council of the City of South Bend, pursuant to Chapter 14.5 of the Municipal Code of the City of South Bend.

Adopted this 16th day of February, 1981.

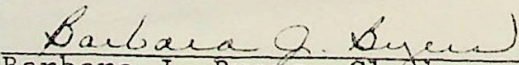
BOARD OF PUBLIC WORKS


John E. Leszczyński


Richard L. Hill


Joseph E. Kernan

ATTEST:


Barbara J. Byers, Clerk

PURCHASE AGREEMENT

THIS AGREEMENT, entered into this 3rd day of August, 1981, by and between Michael A. Jurek, hereinafter referred to as Buyer, and the Civil City of South Bend, a municipal corporation of the State of Indiana, hereinafter referred to as City.

WITNESSETH:

WHEREAS, Ordinance Nos. 5387-72 and 6137-77 establish procedures for the disposition and rental of real property owned by the City of South Bend; and

WHEREAS, the Board of Public Works is empowered to carry out the provisions of said ordinance; and

WHEREAS, the Board has determined that certain real property owned by the City of South Bend is no longer necessary for the public use; and

WHEREAS, the Board has adopted by Resolution declaring particular parcels of real property as excess and available for disposition, the same have been submitted to the Common Council for its consideration and have been deemed conclusive; and

WHEREAS, the Board appointed a licensed independent appraiser who appraised the particular real property; and

WHEREAS, based upon the appraisal submitted, the Board established a valuation for the property; and

WHEREAS, said property valued by the Board is less than One Thousand (\$1,000.00) Dollars; and

WHEREAS, pursuant to Ordinance No. 5387-72, Section 14.5-2(d) the Board is empowered to sell at private sale, without notice, such property at least at the sum of the evaluation; and

WHEREAS, the offer of the Buyer in the amount of One Thousand Six Hundred Sixty-one (\$1,661.00) Dollars was offered and accepted as the best offer for said property.

NOW THEREFORE, it is agreed by and between the parties hereto, and for and in consideration of the premises and the mutual covenants herein contained, as follows:

1. City agrees to sell and Buyer agrees to buy:

A tract of land beginning 44 feet North of the Southwest corner of Lot Numbered Thirteen (13) in Bersts Sub-division of Bank Out Lot Seventy-three (73) in the State Bank's First Addition to South Bend, from thence running East to a point 108 feet West of the East line of Lot Fourteen (14) in said Sub-division; thence North to a point 71 feet South of the North line of Lot Eleven (11) in said Sub-division; thence West to Chapin Street; thence South to the place of beginning, being part of Lots Numbered Twelve (12) and Thirteen (13) in said Sub-division, excepting therefrom, the West twelve (12) feet reserved for future right-of-way.

for the sum of One Thousand Six Hundred Sixty-one (\$1,661.00) Dollars.

2. Buyer agrees to pay the purchase price in full at the time of closing.

3. Buyer agrees to pay all title and abstract costs involved in said transaction which he shall desire or request.

4. At the time of closing and after a submission of a receipt for the total purchase price has been submitted by the Controller to the Board of Public Works, the Board shall cause a Quit Claim Deed to be prepared, which deed shall be signed by the Mayor and attested to by the City Clerk with the Seal of the City affixed.

5. It is expressly agreed that all terms and conditions of this contract are included herein, and no verbal agreements of any kind shall be binding upon the parties, and this contract shall be binding upon all parties hereto, their heirs, administrators, executors, successors, and assigns.

Michael A. Junk & Marcia K. Junk
(Buyer)

Bus.

202 S. CHAPIN ST. S. BEND IN D 46625

Res.

305 W. BATTUE ST. MISHAWAKA IN D 46545
(Address)

CITY OF SOUTH BEND BY ITS
BOARD OF PUBLIC WORKS

John E. Leszczynski
John E. Leszczynski

Joseph E. Kernan
Joseph E. Kernan

Richard L. Hill
Richard L. Hill

ATTEST:

Barbara J. Byers

AUDITOR'S RECORD	
Transfer No.	_____
Taxing Unit	_____
Date	_____

QUIT-CLAIM DEED

CITY OF SOUTH BEND, a municipal corporation,
the Grantor

Release and Quit-Claim to MICHAEL A. JUREK AND MARCIA K. JUREK

the Grantee

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,
in the State of Indiana, described as follows:

A tract of land beginning 44 feet North of the Southwest corner of Lot Numbered Thirteen (13) in Bersts Sub-division of Bank Out Lot Seventy-three (73) in the State Bank's First Addition to South Bend, from thence running East to a point 108 feet West of the East line of Lot Fourteen (14) in said Sub-division; thence North to a point 71 feet South of the North line of Lot Eleven (11) in said Sub-division; thence West to Chapin Street; thence South to the place of beginning, being part of Lots Numbered Twelve (12) and Thirteen (13) in said Sub-division, excepting therefrom, the West twelve (12) feet reserved for future right-of-way.

Subject to all taxes, easements, and conditions that are found of record.

Signed and dated on August 14, 1981

State of Indiana, St. Joseph County, ss:

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

Roger O. Parent and Irene K. Gammon, known to me to be the Mayor and City Clerk of the Civil City of South Bend, a municipal corporation of the State of Indiana.

Roger O. Parent
Signature
Roger O. Parent, Mayor
Typed or printed name

Irene K. Gammon
Signature
Irene K. Gammon, City Clerk
Typed or printed name Attestor

and acknowledged the execution of the foregoing deed on

August 14, 1981

Barbara J. Byers
Signature
Barbara J. Byers, Notary Public

A resident of St. Joseph County, IN
Typed or printed name

My commission expires February 10, 1984

Signature

Typed or printed name

Signature

Typed or printed name

Prepared by Terry A. Crone

Deputy City Attorney
Attorney at Law

South Bend, IN

MAIL TO: S. J. Crumpacker, City Attorney, County-City Complex, South Bend, Indiana

AUDITOR'S RECORD

Transfer No. 13664
Taxing Unit SB
Date 12/22/71

QUIT-CLAIM DEED 110252

This indenture witnesseth that Virginia Bailey, an adult

BOOK 147 PAGE 436

of Lenawee County in the State of Michigan

Release and Quit-Claim to Civil City of South Bend, a municipal corporation

of St. Joseph County in the State of Indiana
for and in consideration of One 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 beginning 44 feet North of the Southwest corner of Lot Numbered Thirteen (13) in Bersts Sub-division of Bank Out Lot Seventy-three (73) in the State Bank's First Addition to South Bend, from thence running East to a point 108 feet West of the East line of Lot Fourteen (14) in said Sub-Division; thence North to a point 71 feet South of the North line of Lot Eleven (11) in said Sub-division; thence West to Chapin Street; thence South to the place of beginning, being part of Lots Numbered Twelve (12) and Thirteen (13) in said Sub-division.

Signed and dated this 9th day of October, 1971.

State of Indiana, St. Joseph County, ss:

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

VIRGINIA BAILEY, an adult

X Virginia Bailey Seal
VIRGINIA BAILEY

Seal

ST. JOSEPH CO. INDIANA RECORDS
Seal
Dec 22 3 31 PM '71
BOOK PAGE
EDWIN A. TALCZYNSKI
RECORDED

and acknowledged the execution of the foregoing deed.
In witness whereof, I have hereunto subscribed my name and affixed my official seal, this 9th day of Oct., 1971.

William J. Murphy Notary Public
My commission expires Mar. 11, 1974

This instrument was prepared by Robert M. Parker, Asst. City Atty., County-City South Bend
Member St. Joseph County Indiana Bar Association