

# 869

8-166

- a) QUIT-CLAIM DEED from John A. Kapsalis to City of South Bend, Lot No. 26 as shown on the recorded Plat of J. F. Kirby's Addition to City of South Bend.
- b) QUIT-CLAIM DEED from Mike Kapsalis to City of South Bend, Lot No. 26 as shown on the recorded Plat of J.F. Kirby's Addition to City of South Bend.

18-7008 - 0323

City

See Abstract

MAIL TO: City Attorney's Office, County-City Complex,  
SOUTH BEND, IND.

AUDITOR'S RECORD

Transfer No. 6643  
Taxing Unit SB  
Date 9-18-75

QUIT-CLAIM DEED

This indenture witnesseth that JOHN A. KAPSALIS, owner of undivided one-half interest as tenants in common with Mike Kapsalis.

196558

of ST. JOSEPH County in the State of INDIANA

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 (\$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:

Lot Numbered 26 as shown on the recorded Plat of J. F. Kirby's Addition to the City of South Bend.

Subject to all existing real estate taxes, which taxes Grantee assumes and agrees to satisfy.

ST. JOSEPH CO. INDIANA FILED FOR RECORD  
SEP 10 4 21 PM '75  
BOOK EUGENE A. BASKER RECORDER PAGE

Signed and dated this 30th day of June, 1975.

State of Indiana, St. Joseph County, ss:

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

John A. Kapsalis Seal  
JOHN A. KAPSALIS

JOHN A. KAPSALIS, owner of undivided one-half interest as tenants in common with Mike Kapsalis.

Seal  
Seal  
Seal  
Seal

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal, this 30th day of June, 1975.

Virginia Chism Notary Public

My commission expires 3/20/79

196558

INDEXED

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

SEP 18 4 21 PM '75

BOOK *806* PAGE *444*  
EUGENE X. BASKER  
RECORDER

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



*2.50*

# 869 (6)

MAIL TO: City Attorney's Office, County-City Complex,  
South Bend, Indiana

COPYRIGHT MAY 1953, ST. JOSEPH COUNTY INDIANA BAR ASSOCIATION

AUDITOR'S RECORD

Transfer No. 6642  
Taxing Unit BB  
Date 9-18-75

# QUIT-CLAIM DEED

This indenture witnesseth that MIKE KAPSALIS, owner of undivided one-half interest as tenants in common with John A. Kapsalis.

196557

of ST. JOSEPH County in the State of INDIANA

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 (\$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:

Lot Numbered 26 as shown on the recorded Plat of J. F. Kirby's Addition to the City of South Bend.

Subject to all existing real estate taxes, which taxes Grantee assumes and agrees to satisfy.

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD  
SEP 18 4 21 PM '75  
BOOK PAGE  
EUGENE A. BASKER  
RECORDER

Signed and dated this 27th day of August, 19 75.

State of Indiana, St. Joseph County, ss:

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

MIKE KAPSALIS, owner of undivided one-half interest as tenants in common with John A. Kapsalis.

Mike Kapsalis Seal  
MIKE KAPSALIS

and acknowledged the execution of the foregoing deed.  
In witness whereof, I have hereunto subscribed my name and affixed

my official seal, this 26th day of August, 19 75.

Virginia Chism  
Notary Public

My commission expires 3/20/79.

BOOK 806 PAGE 443

196557

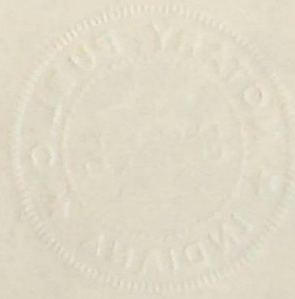
INDEXED

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

SEP 10 4 21 PM '75

BOOK 806 PAGE 443  
EUGENE A. BASKER  
RECORDER

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



2-5-7

Deed 869

COPYRIGHT ST. JOSEPH COUNTY, INDIANA BAR ASSOCIATION PROPERTY FORM 103 - 1974

Handwritten: Public Works

REGINALD J. RUFFIN  
311 Keasey Street  
South Bend, IN 46618

MAIL TAX BILLS TO:  
SAME

9027848

AUDITOR'S RECORD	
Transfer No.	5939
Taxing Unit	SA
Date	10-9-90

# QUIT-CLAIM DEED

CIVIL CITY OF SOUTH BEND, a municipal corporation,  
the Grantor

Release s and Quit-Claims to

REGINALD J. RUFFIN,  
the Grantee

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

Lot Numbered Twenty-six (26) as shown on the recorded Plat of J. F. Kirby's Addition to the City of South Bend, Indiana.

Subject to all easements and restrictions of record.

ST. JOSEPH COUNTY RECORDER  
FILE NO. 9027848  
OCT 9 9 23 AM '90  
ST. JOSEPH, IN.  
FILED OF RECORD

16 4006 0325

DULY ENTERED FOR TAXATION  
BEVERLY D. CRONE  
AUDITOR  
ST. JOSEPH CO. INDIANA

Signed and dated on November 24, 1986

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,

Signature: *Roger O. Parent*  
ROGER O. PARENT, MAYOR  
Typed or printed name

Signature: *Irene K. Gammon*  
IRENE K. GAMMON, CITY CLERK  
Typed or printed name

Signature: \_\_\_\_\_  
Typed or printed name

Signature: \_\_\_\_\_  
Typed or printed name

and acknowledged the execution of the foregoing deed on

November 24, 1986

*Judith D. Hines*, Notary Public

Judith D. Hines, residing in  
Typed or printed name: St. Joseph County, Indiana

My commission expires November 13, 1987

Prepared by Thomas L. Bodnar, Chief Deputy City Attorney, 1400 County-City Building, South Bend, IN 46601

Lot Numbered Twenty-six (26) as shown on the recorded Plat of J. F. Kirby's Addition to the City of South Bend, Indiana.

for the sum of \$260.00.

ST. JOSEPH CO. RECORDER  
FILE NO. MARIANNE SEACH  
RECORDED

OCT 9 9 23 AM '90

ST. JOSEPH CO.  
IND. INA  
FILED FOR RECORD

ENCLOSED

7m

Lot Numbered Twenty-six (26) as shown on the recorded Plat of J. F. Kirby's Addition to the City of South Bend, Indiana.

for the sum of \$260.00.

OFFERING SHEET

ADDRESS: 307 Keasey

CITY DEED NUMBER: 869

KEY NUMBER: 18-7008-0323

ZONED: Residential

IMPROVEMENTS: City Sewer, Water, Curbs & Sidewalk

DIMENSIONS: 49.5' x 132' AREA: 6,534 s.f.

LEGAL DESCRIPTION: Lot Numbered Twenty-six (26) as shown on the recorded Plat of J.F. Kirby's Addition to the City of South Bend, Indiana.

OFFERING PRICE: \$260.00

Lot Numbered Twenty-six (26) as shown on the recorded Plat of J. F. Kirby's Addition to the City of South Bend, Indiana.

for the sum of \$260.00.



AN APPRAISAL OF REAL PROPERTY LOCATED AT:  
307 East Keasey Street, South Bend,  
St. Joseph County, Indiana

For: Ms. Sandra Parmelee, Clerk  
Board of Public Works  
City of South Bend  
South Bend, Indiana 46601

Submitted by: Bruce D. Huntington  
Appraiser  
B. DAVID HUNTINGTON & ASSOC., Inc.  
1624 Sunnymede Ave.  
South Bend, Indiana 46615

Lot Numbered Twenty-six (26) as shown on the  
recorded Plat of J. F. Kirby's Addition to  
the City of South Bend, Indiana.

for the sum of \$260.00.

AN APPRAISAL OF REAL PROPERTY LOCATED AT:  
307 East Keasey Street, South Bend,  
St. Joseph County, Indiana

For: Ms. Sandra Parmerlee, Clerk  
Board of Public Works  
City of South Bend  
South Bend, Indiana 46601

Submitted by: Bruce D. Huntington  
Appraiser  
B. DAVID HUNTINGTON & ASSOC., Inc.  
1624 Sunnymede Ave.  
South Bend, Indiana 46615

B. David Huntington & Associates, Inc.  
1624 Sunnymede Avenue  
South Bend, Indiana 46615

October 27, 1986

Ms. Sandra Parmerlee, Clerk  
Board of Public Works  
City of South Bend  
South Bend, Indiana 46601

Dear Ms. Parmerlee:

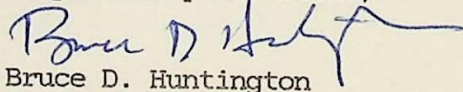
At your request, I have completed an appraisal of a property located at 307 East Keasey Street, South Bend, St. Joseph County, Indiana. The property is owned by the City of South Bend and the property rights appraised are all those accruing to the fee simple ownership. The purpose of the appraisal is to estimate the market value of the subject as of the appraisal date.

Subject to the Assumptions and Limiting Conditions as set forth in the attached report, it is my opinion that the current market value of the subject is:

Two Hundred Sixty Dollars (\$260.00)

I hereby certify that I have made a personal inspection of the subject property and that the value estimate applies to October 22, 1986. The value reported is based upon prevailing conditions at the time of the appraisal and is subject to change with changes in economic conditions and the passage of time.

Respectfully submitted,



Bruce D. Huntington  
Appraiser

B. DAVID HUNTINGTON & ASSOCIATES, INC.

STREET ADDRESS OF SUBJECT: 307 East Keasey Street  
South Bend, Indiana

LEGAL DESCRIPTION: Lot Numbered Twenty-six (26) as shown on the recorded  
Plat of J.F. Kirby's Addition to the City of South  
Bend, Indiana.

SOURCE: Taken from Board of Works Deed #869

GENERAL COMMENTS: Subject is a cleared vacant lot in an area of single  
family residences.

ASSESSED VALUE: \$350                      KEY NO. 18-7008-0323

OWNER: City of South Bend

LOT SIZE; 49.5' x 132'                      AREA: 6,534 s.f.

ZONING: Residential

COMPARABLE SALES:

Address	Size	Date	Price	Price per s.f.
1034 W. Napier	4920 s.f.	9/23/83	\$75.00	\$0.02
1001 W. LaSalle	2760 s.f.	2/15/82	\$200.00	\$0.07

INDICATED VALUE PER SQUARE FOOT: Comparisons suggest a market value of  
\$0.04 per square foot.

INDICATED VALUE OF SUBJECT: Two Hundred Sixty Dollars (\$260.00)

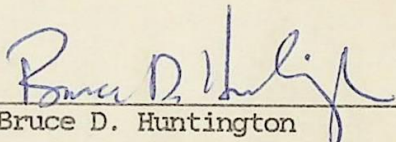
## ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters which are legal in nature, nor is any opinion of title rendered. Title is assumed to be marketable in the fee simple. Other than stated, the value estimate is given without regard to any questions of boundaries, title, encumbrances or encroachments and the appraiser assumes no obligation in these matters.

All information and comments concerning location, neighborhood, trends construction quality and costs, obsolescence, condition, rents or any other data regarding the property appraised represents the opinion of the appraiser after a careful investigation of the subject. Possession of this report does not carry with it the right of publication nor may the same be used for any purpose by anyone other to whom it is addressed.

I believe to be reliable the information which was furnished to me by others but assume no responsibility for its accuracy. While it is believed the information, estimates and analysis given and the opinions and conclusions drawn therefrom are correct, the appraiser does not guarantee nor warrant them and assumes no liability for any errors in fact, in analysis or in judgement.

I have made no survey of the property and assume no responsibility for such matters. No engineering studies were made and no liability is assumed for soil conditions. Any legal descriptions furnished to the appraiser are assumed to be accurate.

  
Bruce D. Huntington  
Date 10-27-86

### CERTIFICATION:

May, 1972 B.A. Political Science, Pennsylvania State University  
May, 1982 M.A. Public Administration, Gannon University  
Aug., 1976 Indiana Real Estate Commission, Broker's License

PURCHASE AGREEMENT

THIS AGREEMENT, entered into this 18th day of Nov., 1986, by and between REGINALD J. RUFFIN, hereinafter referred to as the Buyer, and the Civil City of South Bend, a municipal corporation of the State of Indiana, hereinafter referred to as the City.

WITNESSETH:

WHEREAS, I.C. 36-1-11 establishes procedures for the sale 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 statute; and

WHEREAS, the Board has determined that:

1. The highest and best use of certain real property owned by the City is by sale to an abutting landowner;
2. The cost to the public of maintaining said real property owned by the City equals or exceeds the established fair market value of said real property;
3. It is economically unjustifiable to sell said real property owned by the City in accordance with the procedures set forth in I.C. 36-1-11-4.

WHEREAS, the Board has determined that the assessed value of said real property is less than TWO THOUSAND DOLLARS (\$2,000.00); and

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

WHEREAS, based upon the appraisal submitted, the Board has established an offering price for the property, and published notice of its intention to sell said property at said price; and

WHEREAS, pursuant to I.C. 36-1-11-5, the Board is empowered to negotiate and sell said real property to the abutting landowner who submits the highest offer for said real property; and

WHEREAS, the offer of the Buyer in the amount of TWO HUNDRED SIXTY DOLLARS (\$260.00), was offered and accepted as the best offer for said property; and

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

Lot Numbered Twenty-six (26) as shown on the recorded Plat of J. F. Kirby's Addition to the City of South Bend, Indiana.

for the sum of \$260.00.

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

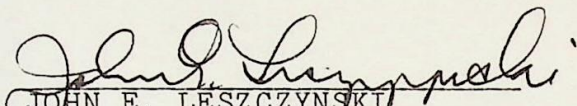
3. Buyer agrees to pay all title and abstract costs involved in said transaction which it shall desire or request.

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.

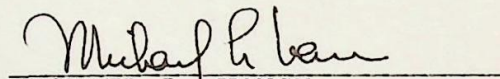
5. It is expressly agreed that all terms and conditions of this contract are included herein, and no verbal agreements of any kind shall be binding upon the parties, and this contract shall be binding upon all parties hereto, their heirs, administrators, executors, successors, and assigns.

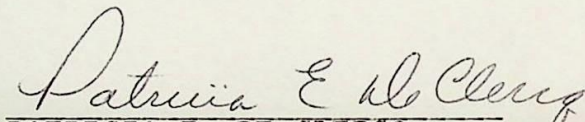
CITY OF SOUTH BEND BY  
ITS BOARD OF PUBLIC WORKS

BUYER:

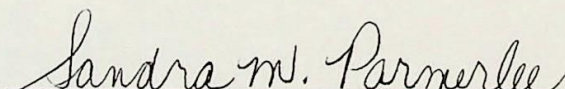
  
JOHN E. LESZCZYNSKI

  
REGINALD J. RUFFIN

  
MICHAEL L. VANCE

  
PATRICIA E. DE CLERCQ

ATTEST:

  
SANDRA M. PARMERLEE  
CLERK OF THE BOARD