

#1319

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1319A

QUIT-CLAIM DEED from Redevelopment  
Commission to City of South Bend,  
Lots 50, 51 and 52 as shown on  
the Original Plat of the Town,  
now City of South Bend.

(PARKING GARAGE)

# 1319 A

NOW, THEREFORE, in consideration of the premises and in consideration of the vacation of the alley above referred to by the City of South Bend, the said St. Joseph Bank and Trust Company, South Bend, Indiana, and the said St. Joseph Agency, Inc., hereby dedicate and convey the following described real estate to the City of South Bend and to the public for the purposes of egress and ingress, said real estate hereby dedicated and conveyed being in the City of South Bend, St. Joseph County, State of Indiana, and described as follows:

Beginning at the Southwest corner of lot number forty-eight (48) as shown on the original plat of the town, now City of South Bend; thence East along the South line of said lot numbered forty-eight (48) twenty-six (26) feet; thence North parallel to the west line of said lot numbered forty-eight (48) a distance of forty and sixty-seven hundredths (40.67) feet; thence West parallel to the South line of said lot numbered forty-eight (48) twenty-six (26) feet to the west line of said lot numbered forty-eight (48); thence South forty and sixty-seven hundredths (40.67) feet to the place of beginning.

IN WITNESS WHEREOF, the said St. Joseph Bank and Trust Company, South Bend, Indiana, and the St. Joseph Agency, Inc., an Indiana Corporation, have hereunto set their hands and seals this 24 day of December, 1957.

ST. JOSEPH BANK AND TRUST COMPANY, South Bend, Indiana

BY Richard A. Rosenchal  
Richard A. Rosenchal, President

ATTEST Harold W. Bolenbaugh  
Harold W. Bolenbaugh, Cashier

ST. JOSEPH AGENCY, INC.

BY Everett D. Badger  
Everett D. Badger, President

ATTEST Charles H. Bentler  
Secretary



BOOK 631 PAGE 155

697-155

1319 A  
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DEDICATION

Transfer 1155  
Taxing Unit 1155  
Date 1-22-1918

WHEREAS, the St. Joseph Bank and Trust Company, South Bend, Indiana, an Indiana banking institution, is the owner of the following described real estate located in St. Joseph County, State of Indiana, to-wit:

537 154

Lots numbered forty-seven (47) and forty-eight (48) as shown on the original plat of the town, now City of South Bend, St. Joseph County, Indiana, excepting therefrom the following described parcel, to-wit: Beginning at the Northwest corner of said lot number forty-seven (47); thence running East on the South line of Jefferson Boulevard, forty (40) feet; thence South One Hundred Twenty (120) feet; thence West forty (40) feet; thence North One Hundred Twenty (120) feet to the place of beginning; and,

WHEREAS, the St. Joseph Agency, Inc., an Indiana Corporation, is the owner of the following described real estate located in St. Joseph County, State of Indiana, to-wit:

A part of lots numbered forty-seven (47) and forty-eight (48) as shown on the original plat of the town, now City of South Bend, St. Joseph County, Indiana, beginning at the Northwest corner of said lot numbered forty-seven (47); thence running East on the South line of Jefferson Boulevard forty (40) feet; thence South One Hundred Twenty (120) feet; thence West forty (40) feet; thence North One Hundred Twenty (120) feet to the place of beginning; and,

WHEREAS, the said St. Joseph Bank and Trust Company, South Bend, Indiana, and the said St. Joseph Agency, Inc. have filed their petition for the vacation of the public alley lying West of and below immediately adjacent to the above described real estate owned by the St. Joseph Agency, Inc.; and,

WHEREAS, as a condition for the vacation of said alley, it has been requested by the City of South Bend that a strip of ground be dedicated to the City of South Bend and the public for egress and ingress out of the real estate belonging to the said St. Joseph Bank and Trust Company, South Bend, Indiana, and the St. Joseph Agency, Inc.

ST. JOSEPH CO.

FILED

JAN 23 2 50 PM '18

CLERK

ST. JOSEPH

CIVIL DOCKET, ST. JOSEPH

CIRCUIT COURT  
 SUPERIOR COURT XXXX  
 PROBATE COURT XXXXXX

1319 A  
 C-156

Filed 3-14-74

Set for

Disposed of

No.

G-672

ATTORNEYS	PARTIES	SERVICE	KIND OF ACTION
ROMER, SWEENEY, BUTLER & SIMERI By: Charles A. Sweeney	CITY OF SOUTH BEND, on behalf its Department of Redevelopment  VS  ST. JOSEPH AGENCY, INC., ALOYSIUS J. KROMKOWSKI		COMPLAINT FOR CONDEMNATION OF REAL ESTATE

*Charles M. Boynton*

DATE	
3-15-74	Defendant St. Joseph Agency, Inc. appears by Attorneys Charles M. Boynton and Bruce H. Stewart.
3-19-74	Defendant A. J. Kromkowski appears by Attorney Richard J. McDonald.
4-19-74	JOSEPH W. NYIKOS, JUDGE PRO TEM It appearing to the Court that the plaintiff is entitled to condemn and appropriate the land described in the plaintiff's complaint and that qualified appraisers should be appointed to assess the damages, if any, to which the defendants may be entitled, the Court now appoints as such appraisers Richard A. Muesel, Jack R. Harris and William H. Dunfee. Come now said appraisers in person and file acceptance and oath. Instructions are now tendered to the appraisers and they are directed to make their report to the Court on May 6, 1974 at 9:00 a. m.
5-8-74	Appraisers file report of appraisal. The Court now finds that the reasonable value of the services of the appraisers is \$300 for each appraiser, which the Court now orders taxed as part of the costs of these proceedings. W. Joseph Doran, as Clerk of this Court, makes proof of the mailing on May 8, 1974, by Certified Mail, of notice of the filing of the appraisers' report herein to all known parties to this action and their attorneys of record.
5-9-74	Plaintiff files exceptions to report of appraisers. Cause ordered placed on the assignment list.
5-22-74	Defendant St. Joseph Agency Inc files exceptions to report of appraisers.
8-16-74	Set for pre-trial conference September 19, 1974 @ 10:00 A.M.
9-19-74	Pre-trial conference had.
10-11-74	Set for trial Dec. 6, 1974 @ 10 AM

MINUTES OF THE COURT

Case being set for trial this date before the Court without the intervention of a jury, comes now plaintiff by its attorney of record and the defendant St. Joseph Agency, Inc. by its representative and its attorney of record and answer ready for trial. Defendant St. Joseph Agency Inc begins presentation of evidence in its behalf. Trial continued to December 9, 1974 at 1:30 p. m.

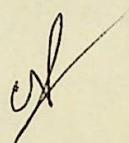
9-75 By agreement of the parties, submission, trial and finding for the defendants and against the plaintiff; that the defendants have and recover of and from the plaintiff the sum of \$14,000.00; all as per form of order signed and filed.  
JUDGMENT.

CITY ATTORNEY'S OFFICE  
**INTER-OFFICE MEMO**

TO: SANDY PARMERLEE, CLERK  
BOARD OF WORKS

DATE: MAY 23, 1984

FROM: CAROLYN V. PFOTENHAUER  
ASSISTANT CITY ATTORNEY



SUBJECT: PENNY'S PARKING LOT DEED

Attached is a quit-claim deed from the Redevelopment Commission transferring the Penny's parking lot to the Board of Public Works. The Board needs to accept the deed and then have it recorded.

CVP/clt

Hold City of SB  
MAIL DEED TO:

MAIL TAX BILLS TO:

#1319

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

8411475

AUDITOR'S RECORD

Transfer No. 2442  
Taxing Unit SB  
Date 6-15-84

QUIT-CLAIM DEED

the REDEVELOPMENT COMMISSION OF SOUTH BEND

the Grantor

Release<sup>s</sup> and Quit-Claim<sup>s</sup> to the CIVIL CITY OF SOUTH BEND

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:

1

Lots 50, 51, and 52 as shown on the Original Plat of the Town, now City of South Bend.

for the development of a municipal parking garage. If construction has not commenced on a municipal parking garage on this real estate within five (5) years of the date of this deed, this real estate shall revert to the Grantor.

FILM NO. WANDA A. HOWAK RECORDER  
JUN 15 9 47 AM '84  
ST. JOSEPH CO. INDIANA FILED FOR RECORD

DULY ENTERED FOR TAXATION  
JOSEPH F. NAGY  
AUDITOR  
ST. JOSEPH CO., INDIANA

Signed and dated on May 18, 19 84.

State of Indiana, St. Joseph County, ss:

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

F. Jay Nimtzt, President of the South Bend Redevelopment Commission

[Signature]  
Signature  
F. Jay Nimtzt  
Typed or printed name

[Signature]  
Signature  
**APPROVED**  
BOARD OF PUBLIC WORKS  
Typed or printed name

and acknowledged the execution of the foregoing deed on

May 18, 19 84.

[Signature]  
Signature  
Denise Sullivan, Notary Public  
Typed or printed name

[Signature]  
Signature  
[Signature]  
Typed or printed name

My commission expires February 9, 1986

[Signature]  
Signature  
Typed or printed name

Prepared by Eugenia S. Schwartz, Assistant City Attorney, South Bend, Indiana  
Attorney at Law

FILM NO. 8411475  
WANDA A. ROWAK  
RECORDER

JUN 15 9 47 AM '84

INDEXED

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD