

#1362

QUIT-CLAIM DEED from Walter J.  
Borkowski to City of South Bend,  
Lot 71 except for Street Comm.  
Sub of Bank Out Lot 85 & 86 in  
City of South Bend, IN.

(~~1233~~ western ave.)

1241 approp.

LEASE AGREEMENT BETWEEN WALTER J. BORKOWSKI  
AND THE CITY OF SOUTH BEND, INDIANA

This lease agreement is made and entered into by and between Walter J. Borkowski (hereinafter referred to as Lessor) and the City of South Bend, Indiana a municipal corporation duly organized and existing pursuant to the laws of the State of Indiana, (hereinafter referred to as Lessee) acting by and through its Board of Public Works.

W I T N E S S E T H

For and in consideration of the covenants and agreements hereinafter stated the Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the following described real estate located in the City of South Bend, St. Joseph County, State of Indiana:

Lot 71 Ex for ST Comm. Sub of B O L 85-86

Tax Key Number 183074 2950

1. The lease term shall be for a period of five (5) years beginning on the 1st day of May, 1985 and ending on the 30th day of April, 1990.

2. Lessee hereby agrees to pay to Lessor the sum of One Dollar (\$1.00) rent for the lease term.

3. Lessee will use the leased premises as a landscaped green space and for no other purpose.

4. Lessee agrees to landscape the leased premises as Lessee deems appropriate.

5. Lessor agrees to keep the leased premises in good repair and to maintain it in a safe and clean manner free from debris and weeds and to keep the premises mowed.

6. Lessor may terminate this lease by giving thirty (30) days written notice to Lessee in the event that Lessor sells the leased premises for the expansion of a business building adjoining the leased premises.

7. At the end of the lease term the property owner shall retain all improvements made by Lessee.

Dated this 30 day of July, 1985.

CITY OF SOUTH BEND  
BOARD OF PUBLIC WORKS

LESSOR:

JOHN E. LESZCZYNSKI

Walter J. Borkowski  
WALTER J. BORKOWSKI

KATHERINE G. BARNARD

MICHAEL L. VANCE

ATTEST:

SANDRA M. PARMERLEE, CLERK

This instrument prepared by Carolyn V. Pfotenhauer, Assistant City Attorney, City of South Bend, Indiana 46601.

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

*Lot - 71 =*  
*Lot - 72 = 1237-1239*  
*Lot 73 = 1233*

JUNE 18, 1986

TO: MIKE VANCE  
CONTROLLER

DATE:

FROM: CAROLYN V. PFOTENHAUER *CP*  
ASSISTANT CITY ATTORNEY

BORKOWSKI QUIT-CLAIM DEEDS

SUBJECT:

Attached are the two deeds from Walter J. Borkowski transferring to the City of South Bend, Indiana the lot at the Northeast corner of Walnut and Western Avenue (1200 block West Western) and the first lot East of the building located at 1025 West Western. You will recall that these are the lots about which Mr. Borkowski contacted you and advised you that he would like to donate to the City. The deeds should be forwarded to the Board of Public Works for acceptance and recordation.

CVP/jdh

Department of Administration & Finance  
South Bend, Indiana

## INTER-OFFICE MEMO

TO: CAROLYN PFOTENHAUER  
ASSISTANT CITY ATTORNEY

FROM: MICHAEL L. VANCE, DIRECTOR *M. Vance*  
ADMINISTRATION & FINANCE

SUBJECT: QUIT CLAIM DEED OF PROPERTY LOCATED  
1ST LOT - EAST OF BLDG AT 1025 W. WESTERN

DATE: MARCH 25, 1986

Walter Borkowski has recently contacted me reference a piece of property he owns at the above address. He has no use for the property and would like to donate it to the City. Currently it is leased as a green area to the City of South Bend through the Department of Redevelopment (see attached). Mr. Borkowski states that he cannot keep the property clean as it is costing him some where between \$57.00 to \$90.00 per month. He further stated that people are dumping their items on the property and Code Enforcement in turn comes after him to clean the property up.

Would you please check to see if we would want to purchase this property and what procedures we would have to follow. If you have any questions, please feel free to contact me.

Enclosures: 2  
copies: John Leszczynski  
Kathy Barnard  
Sandra Parmerlee ✓

MAIL DEED TO:  
CITY OF SOUTH BEND

MAIL TAX BILLS TO:  
CITY OF SOUTH BEND

#1362

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

8615158

AUDITOR'S RECORD	
Transfer No.	<u>3216</u>
Taxing Unit	<u>AB</u>
Date	<u>6-27-86</u>

# QUIT-CLAIM DEED

WALTER J. BORKOWSKI

*the Grantor*

COMMONLY KNOWN AS: ?  
~~1233 WESTERN~~ . approp  
1241  
KEY# 18-3074-2950

Release s and Quit-Claims to

THE CITY OF SOUTH BEND, INDIANA

*the Grantee*

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

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

Lot 71 except for Street, Commissioner's Sub of  
Bank Out Lot 85, and 86, in the City of South  
Bend, Indiana.

Subject to all easements and restrictions of record.

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

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD  
JUN 27 1 57 PM '86  
FILM NO.  
WANDA A. HOWAK  
RECORDER

**APPROVED**  
BOARD OF PUBLIC WORKS

JUN 24 1986  
*John D. Kennedy*  
*Rick S. R...*

Signed and dated on June 17, 1986.

State of Indiana, St. Joseph County, ss:

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

Walter J. Borkowski

Walter J. Borkowski  
Signature

Walter J. Borkowski  
Typed or printed name

Signature

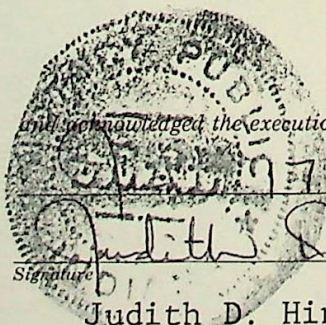
Typed or printed name

Signature

Typed or printed name

Signature

Typed or printed name



I hereby acknowledged the execution of the foregoing deed on

June 17, 1986.

Judith D. Hines, Notary Public  
Signature

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

My commission expires November 13, 1987

Prepared by Carolyn V. Pfothenauer, Assistant City Attorney, 1400 County-City Building, South Bend, Indiana 46601  
Attorney at Law

8615158

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

JUN 27 1 57 PM '86

FILM NO. \_\_\_\_\_  
WANDA A. NOWAK  
RECORDER

INDEXED

REBBOURCE BOND  
APPROVED  
JUN 24 1986

